

Courtesy Of Maggie Miron Of RE/MAX Excellence

## **\$249,900 - 12009 86 Street, Edmonton**

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MLS® #E4424549

### **\$249,900**

2 Bedroom, 1.00 Bathroom, 786 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome home to this 2 bedroom, 1 bath bungalow. The bright open floor plan flows seemingly from room to room. The home is very well maintained with many recent upgrades. In the kitchen you will find plenty of counter space as well as newer appliances. The home bursts with charm, original hardwood floors, vaulted ceiling and bright bedrooms. Updates include: BRAND NEW VINYL SIDING, NEW EAVESTROUGHS, BRAND NEW WASHER DRYER, NEW light fixtures, NEW chain link fence and some windows have been recently replaced. The HUGE backyard has a mature garden with seasonal perennials as well as garden boxes. Two additional storage sheds outside as well as room for RV PARKING. This home is a true gem—well cared for, full of character, and ready for you to enjoy!



Built in 1936

### **Essential Information**

MLS® #	E4424549
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	786
Acres	0.00

Year Built	1936
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12009 86 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3K5

### **Amenities**

Amenities	Detectors Smoke
Parking	RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	47
Zoning	Zone 05

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