

## \$519,900 - 6812 86 Street, Edmonton

MLS® #E4463571

**\$519,900**

4 Bedroom, 2.00 Bathroom, 909 sqft

Single Family on 0.00 Acres

Argyll, Edmonton, AB

Your dream home ISNâ€™T about more square footage—you want a beautiful place to live and a lifestyle that takes you outdoors. In Argyll, homeowners enjoy the privacy of a low-density neighbourhood while being steps from Mill Creek Ravine and its trails. This updated bungalow sits on a quiet tree-lined street beside Argyll Park. The sunny west-facing backyard is professionally landscaped with a deck, patio, and vegetable garden. Inside, the living and dining area is warm and inviting with a wood-burning fireplace and natural light. The thoughtful kitchen features unique details like hand-painted tiles. MANY IMPROVEMENTS SINCE 2021 include sewer line and backwater valve, shingles and eavestroughs, hot water tank, furnace room drainage, new garage door, and all new appliances. Energy upgrades include newer windows, high-efficiency furnace, upgraded siding, and blown-in attic insulation. With a cozy finished basement this home offers ~1700sf, 2+2 bedrooms, 2 full baths, and a 22'—22 garage. Like new, with love.

Built in 1955

### Essential Information

MLS® # E4463571

Price \$519,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 909                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 6812 86 Street |
| Area        | Edmonton       |
| Subdivision | Argyll         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2Y1        |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Vinyl Windows, See Remarks   |
| Parking   | Over Sized, Single Garage Detached |

### **Interior**

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Glass Door, Mantel                                                         |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### **Exterior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Subdividable Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 17            |

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Listing information last updated on November 2nd, 2025 at 11:32am MST