

## \$399,900 - 10112 86 Avenue, Edmonton

MLS® #E4447522

**\$399,900**

3 Bedroom, 2.00 Bathroom, 847 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Solid bungalow home across King Edward School in the heart of Strathcona. Located on a quiet no-through-traffic street, This character home boasts 846 sqft, 2+1 bedrooms, 2 full baths. Newer vinyl windows and front entry door; Newer vinyl plank flooring throughout main floor. Sunny living room has a large south facing window. TWO good sized bedrooms plus 4 pc main bath with newer tiled wall. Good sized kitchen has loads of cabinetry and an eat-in dining area. Basement has a wet-bar, an extra bedroom and 3 pc bath. Newer furnace & hot water tank. Walking distance to Schools, Strathcona Spray Park, Farmer's Market & Whyte Ave. Easy commute to UofA and downtown. A lovely 33'X115' lot with SOUTH facing front exposure with great redevelopment potential.

Built in 1947

### Essential Information

MLS® #	E4447522
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	847
Acres	0.00
Year Built	1947



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10112 86 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2M1

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### School Information

Elementary	King Edward School
Middle	Academy at King Edward
High	Academy at King Edward

### Additional Information

Date Listed	July 13th, 2025
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Days on Market 62

Zoning Zone 15

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