

\$324,900 - 11606 86 Street, Edmonton

MLS® #E4451775

\$324,900

3 Bedroom, 1.50 Bathroom, 1,047 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Start a love affair with this cherished residence rich in heritage charm & character! Adorned by an oversized front porch, the notion of historical beauty continues as you open the front door. Glorious front living rm offers sight lines to a mature streetscape; thick with mature growth trees offering a timeless presence. Crown molding & vintage elements are hugged by an open concept flow highlighting the best west facing backyard views from an oversized dining room perfectly placed & blending all things classic with simple updated integrity. The renovated kitchen spills out to a charming deck & oversized yard boasting RV parking, greenhouse & enough room to erect a future garage or garage suite! The upper level boasts 3 bedrooms & updated main bath that calls attention to an walk in shower and separate soaker tub! The primary bedroom boasts an independent upper level balcony that flanks the front of this charming home while the basement boasts storage galore and awaits you inner designer! Welcome Home!

Built in 1912

Essential Information

MLS® # E4451775

Price \$324,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,047
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11606 86 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3J6

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra
Parking	No Garage, RV Parking

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	5
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 11th, 2025 at 10:02pm MDT