

## \$339,900 - 11320 86st, Edmonton

MLS® #E4444257

**\$339,900**

5 Bedroom, 2.50 Bathroom, 1,062 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Separate entrance & laundry! New Trane Furnace & central Air Con. This is your affordable opportunity to live centrally! Great location with a short distance to Downtown, Commonwealth Recreation centre, NAIT, Kingsway Mall, U of A LRT. This up & coming neighborhood is now being desired by investors & Downtown professionals looking for a short commute to work. Fantastic Culture in the area! Perfect for Foodies..amazing restaurants nearby! Conveniently located near groceries and local shopping. Many new windows & new updated Plumbing! Newer modern Bathrooms. Featuring vaulted Large tall windows that allow a happy light to illuminate the open concept living space. 3 bedrooms up and 2 bedrooms down in the fully finished in-law suite. Gorgeous granite counter tops, maple cabinets, new stainless appliances in kitchen, porcelain tile floor & eco bamboo floor in the basement. Very little exterior maintenance. No backyard to mow. Single detached garage. Excellent Half-Duplex neighbour.

Built in 1993

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4444257  |
| Price  | \$339,900 |



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,062         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11320 86st          |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3J1             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 10 ft., Vaulted Ceiling |
| Parking Spaces | 2  |
| Parking        | Single Garage Detached                           |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 05         |

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Listing information last updated on July 1st, 2025 at 9:17am MDT