

## \$459,900 - 14420 86 Street, Edmonton

MLS® #E4433848

**\$459,900**

5 Bedroom, 2.50 Bathroom, 1,140 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

This home is perfect for families seeking a spacious and comfortable living space with ample amenities. The large windows throughout the house allow for plenty of natural light, creating a warm and inviting atmosphere. The open concept design on the main level makes it ideal for entertaining guests or enjoying family gatherings. The walkout basement not only offers additional living space but also provides easy access to the large backyard, where children can play freely, adults can enjoy the gazebo and gardening enthusiasts can cultivate their green space. The potential for a separate basement suite adds versatility, making it suitable for extended family, guests, or rental income. Living in Evandale means being part of a friendly community with convenient access to nearby Londonderry and Northgate mall, schools and efficient public transportation. This 5 bedroom 3 bath home is the perfect blend of comfort and convenience making it a must see for anyone looking to settle in a thriving neighborhood.

Built in 1971

### Essential Information

MLS® # E4433848

Price \$459,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,140
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	14420 86 Street
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3C7

### Amenities

Amenities	Walkout Basement
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	Zone 02

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