

\$435,000 - 18820 86a Avenue, Edmonton

MLS® #E4457480

\$435,000

4 Bedroom, 3.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome home to Aldergrove! This well-kept 4-level split offers 4 bedrooms, 3 rooms upstairs including a full primary ensuite with shower. Bright and welcoming, the main level features a large living room with huge windows. The full finished third level offers a spacious family room with wood-burning fireplace, another full bathroom and fourth bedroom. The functional layout with newly updated grading around the home (not shown in photos) provides plenty of space for families or shared living. Enjoy the detached double garage with an extra-tall overhead door, perfect for trucks, tools, or added storage. Additional highlights include a partially finished basement with a brand new hot water tank and potential, for a future rec room or home office. Located on a generous lot with mature trees, with recently added grading around the house, huge shed and backyard, close to all amenities. new LRT and West Edmonton Mall, this home is ideal for buyers seeking value, space, and versatility.

Built in 1984

Essential Information

MLS® # E4457480

Price \$435,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,192
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	18820 86a Avenue
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4X9

Amenities

Amenities	Parking-Extra, R.V. Storage
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	48
Zoning	Zone 20

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 October 30th, 2025 at 3:32pm MDT