

## \$439,000 - 3431 86 Street, Edmonton

MLS® #E4457363

**\$439,000**

4 Bedroom, 2.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

This is the one you've been waiting for! Step into this welcoming home featuring 3 bedrooms on the main floor and a fully finished basement with an extra bedroom, a great fit for first-time buyers, growing families, or smart investors. Located in family-friendly Richfield, you'll love the convenience of being close to schools, playgrounds, shopping centers, Grey Nuns Hospital, and more. Outside, the home greets you with fruit-bearing apple and plum trees in the front yard, plus a spacious backyard with a greenhouse and deck, perfect for gardening, BBQs, or simply relaxing. Inside, the open-concept living room with large windows fills the space with natural light, just right for your morning coffee while watching the kids play. The basement offers a cozy family room and bar area for movie nights or entertaining. Move-in ready with all the essentials in place.

Built in 1972

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457363  |
| Price      | \$439,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,239                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3431 86 Street |
| Area        | Edmonton       |
| Subdivision | Richfield      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 0H5        |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Greenhouse, No Smoking Home |
| Parking Spaces | 3                                                                             |
| Parking        | Single Garage Detached                                                        |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stone, Stucco                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 11th, 2025

Days on Market                7

Zoning                            Zone 29

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Listing information last updated on September 18th, 2025 at 4:17pm MDT