

## \$474,900 - 4219 86 Street, Edmonton

MLS® #E4451247

**\$474,900**

4 Bedroom, 2.00 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

Tweddle Place, Edmonton, AB

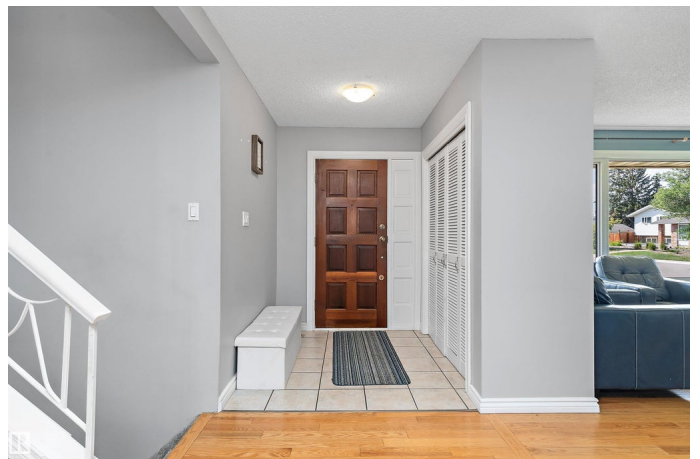
This 1286 sq.ft. home offers 3 bedrooms up and 1 down, plus 2 full bathrooms. Things that the owners love about their home: WALKING DISTANCE TO SCHOOLS, close to walking/biking trails, easy access to the Whitemud and Henday, 10 minute drive to downtown, easy access to public transit, being in a QUIET LOW TRAFFIC CUL-DE-SAC, close to all amenities, and living in a HIGHLY DESIRABLE NEIGHBOURHOOD. Some things that new owners may appreciate: CENTRAL AIR CONDITIONING + FURNACE \$13,000 June 2025, FRIDGE 6 months ago, dishwasher 2 yrs, washer/dryer 2 years (\$5500 for appliances). Other items in last 8 years: deck \$5000, sod replaced in 2022 \$5000, countertops \$1200, eavestroughs \$1200, garage opener \$500. In the 8 years they have owned the home, the sellers have invested about \$31,400. Shingles were done just before they bought 8 years ago, garage shingles about 16 yrs ago. Garage has some shingles lifting. When heatwaves happen, enjoy the comfort of AC and the more restful sleep you and your family will enjoy.

Built in 1975

### Essential Information

MLS® # E4451247

Price \$474,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,287                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4219 86 Street |
| Area        | Edmonton       |
| Subdivision | Tweddle Place  |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1E4        |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Detached, Over Sized                    |

### Interior

|              |                                                                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                        |
| Fireplace    | Yes                                                                                                                                                                              |
| Fireplaces   | Brick Facing                                                                                                                                                                     |
| Stories      | 4                                                                                                                                                                                |
| Has Basement | Yes                                                                                                                                                                              |
| Basement     | Full, Finished                                                                                                                                                                   |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                   |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, No Through Road, Playground |

|              |                                        |
|--------------|----------------------------------------|
|              | Nearby, Public Transportation, Schools |
| Roof         | Asphalt Shingles                       |
| Construction | Wood, Brick, Stucco, Vinyl             |
| Foundation   | Concrete Perimeter                     |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Malcolm Tweddle |
| Middle     | Edith Rogers    |
| High       | J. Percy Page   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 29          |

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Listing information last updated on August 16th, 2025 at 4:02pm MDT