

\$519,900 - 6812 86 Street, Edmonton

MLS® #E4463571

\$519,900

4 Bedroom, 2.00 Bathroom, 909 sqft

Single Family on 0.00 Acres

Argyll, Edmonton, AB

Your dream home ISNâ€™T about more square footage—you want a beautiful place to live and a lifestyle that takes you outdoors. In Argyll, homeowners enjoy the privacy of a low-density neighbourhood while being steps from Mill Creek Ravine and its trails. This updated bungalow sits on a quiet tree-lined street beside Argyll Park. The sunny west-facing backyard is professionally landscaped with a deck, patio, and vegetable garden. Inside, the living and dining area is warm and inviting with a wood-burning fireplace and natural light. The thoughtful kitchen features unique details like hand-painted tiles. MANY IMPROVEMENTS SINCE 2021 include sewer line and backwater valve, shingles and eavestroughs, hot water tank, furnace room drainage, new garage door, and all new appliances. Energy upgrades include newer windows, high-efficiency furnace, upgraded siding, and blown-in attic insulation. With a cozy finished basement this home offers ~1700sf, 2+2 bedrooms, 2 full baths, and a 22'—22 garage. Like new, with love.

Built in 1955

Essential Information

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Price \$519,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6812 86 Street
Area	Edmonton
Subdivision	Argyll
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2Y1

Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Subdividable Lot, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 26th, 2025
Days on Market	8
Zoning	Zone 17

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