

Courtesy Of Zara Sultani Of MaxWell Polaris

## \$455,000 - 13820 86 Street, Edmonton

MLS® #E4454477

### \$455,000

4 Bedroom, 2.50 Bathroom, 1,385 sqft  
Single Family on 0.00 Acres

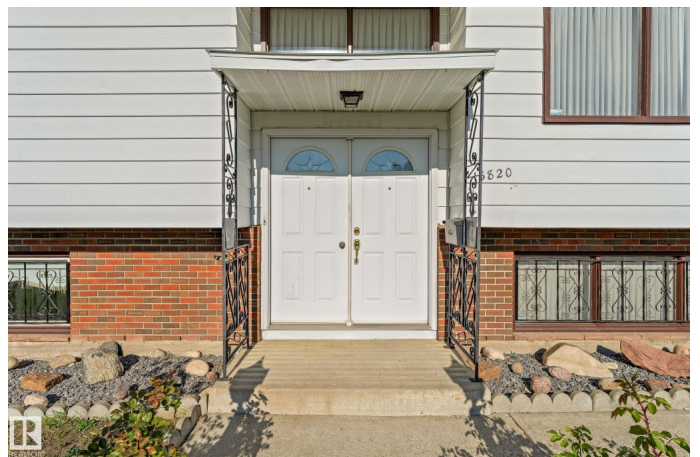
Northmount (Edmonton), Edmonton, AB

PRIDE OF OWNERSHIP is evident throughout this well maintained fully finished bilevel with SEPARATE ENTRANCE and triple car detached garage on a MASSIVE lot! On the main floor you will find spacious living room, 3 bedrooms, full bath and half bath in the primary bedroom. Downstairs you have a bright living space with bar, a SECOND KITCHEN, laundry, large bedroom and full bath that is perfect to enjoy with family, friends and guests. Outside you have an attached bonus space, triple car garage, RV parking, lots of room for gardening & storage space. Newer roof, windows & more! Located near Northgate mall, public transit, and schools. Make your move today!

Built in 1970

### Essential Information

MLS® #	E4454477
Price	\$455,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,385
Acres	0.00
Year Built	1970



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	13820 86 Street
Area	Edmonton
Subdivision	Northmount (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3C1

### **Amenities**

Amenities	No Smoking Home
Parking	Rear Drive Access, RV Parking, Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	61
Zoning	Zone 02

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 22nd, 2025 at 9:02pm MDT