

## \$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                2

Zoning                            Zone 29

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