

## \$459,900 - 7424 86 Ave, Edmonton

MLS® #E4461959

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,157 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

A fantastic opportunity to own a property in a well-established and highly accessible neighborhood in Edmonton. This home is being sold as-is, offering a solid foundation for buyers with vision—whether you're looking to renovate, rent, or build equity over time. Conveniently located near all major universities including the University of Alberta, MacEwan University, and Concordia University, making it a great investment property for students, faculty, or long-term rentals. With some updates and personal touches, this property holds strong potential for appreciation and rental income. Ideal for first-time buyers, investors, or those looking to enter Edmonton's housing market with a smart purchase. Don't miss your chance to secure a property in a growing area with strong rental demand and proximity to transit, schools, shopping, and more.

Built in 1968

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461959  |
| Price      | \$459,900 |
| Lease Rate | \$15      |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,157                |
| Acres          | 0.00                 |
| Year Built     | 1968                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 7424 86 Ave |
| Area        | Edmonton    |
| Subdivision | Kenilworth  |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6B 0K7     |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Detectors Smoke, No Animal Home |
| Parking Spaces | 2                                                          |
| Parking        | Single Garage Attached                                     |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Partially Finished                                              |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Corner Lot, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 50 X 120                                                    |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

Date Listed            October 14th, 2025

Days on Market      1

Zoning                Zone 18

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Listing information last updated on October 15th, 2025 at 4:02pm MDT