

\$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 12

Zoning Zone 29

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