

## \$429,000 - 4312 86 Street, Edmonton

MLS® #E4460168

**\$429,000**

4 Bedroom, 2.00 Bathroom, 1,129 sqft

Single Family on 0.00 Acres

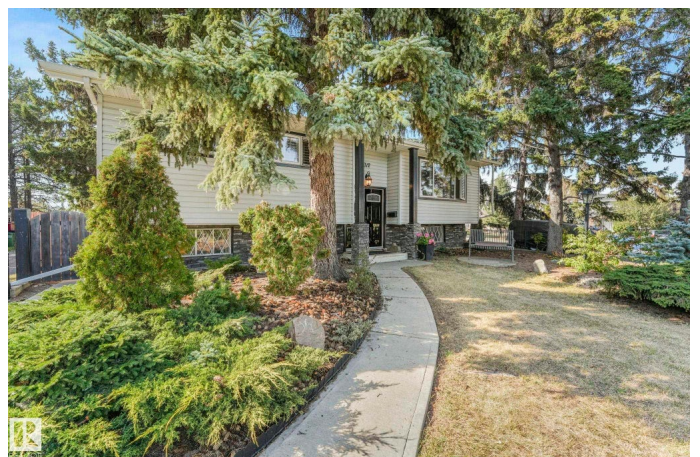
Tweddle Place, Edmonton, AB

Humongous lot...humongous lot. Featuring almost 9000 sqft, this bilevel is sitting on your own private sanctuary. From fires to yoga to picking fruit, many hours will be enjoyed in the yard. The lot was framed in with concrete support, making sure your fence will never lean. Inside the home, you'll find 2 beds up instead of 3 as the original rooms were converted to 2, to make a large primary. Fear not, there are also 2 bedrooms in the lower level, making for plenty of space for the family. Entertaining and potlucks are begging to be thrown in the lower level rec room. In my day, it was a rumpus room, but now I'm dating myself. Lastly, the crown jewel of the home, is the wonderful sun room, which provides relaxing nights or further great adventures with friends and also serves as a great transition from indoor to the forementioned beautiful outdoor space. With some renovation, this home will thrive from your personal touches, so it can be enjoyed for decades to come.

Built in 1973

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460168  |
| Price     | \$429,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,129                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4312 86 Street |
| Area        | Edmonton       |
| Subdivision | Tweddle Place  |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1A8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Fire Pit               |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                |
| Fireplace    | Yes                                                                                                                                                      |
| Fireplaces   | Freestanding                                                                                                                                             |
| Stories      | 2                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                            |
| Exterior Features | Back Lane, Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stone, Vinyl                                            |
| Foundation        | Concrete Perimeter                                            |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Malcom Tweddle |
| Middle     | Edith Rogers   |
| High       | W.P. Wagner    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 29           |

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Listing information last updated on October 4th, 2025 at 5:47am MDT