

\$429,000 - 4312 86 Street, Edmonton

MLS® #E4460168

\$429,000

4 Bedroom, 2.00 Bathroom, 1,129 sqft

Single Family on 0.00 Acres

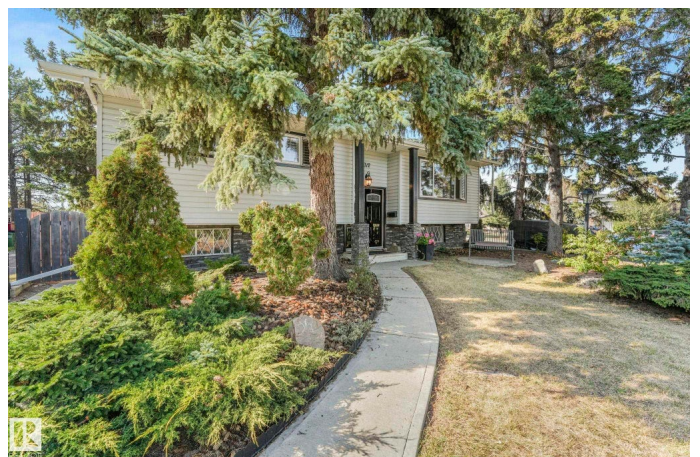
Tweddle Place, Edmonton, AB

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	10
Zoning	Zone 29

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 11th, 2025 at 1:47pm MDT