

\$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 10

Zoning Zone 18

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 24th, 2025 at 5:47am MDT