

## \$469,900 - 2211 86 Street, Edmonton

MLS® #E4463292

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,758 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

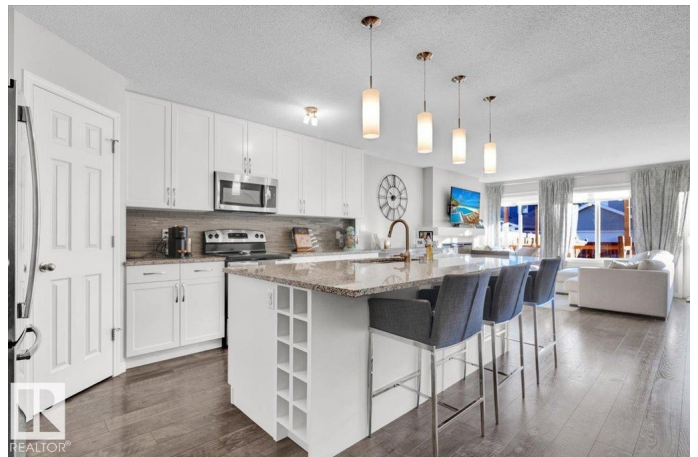
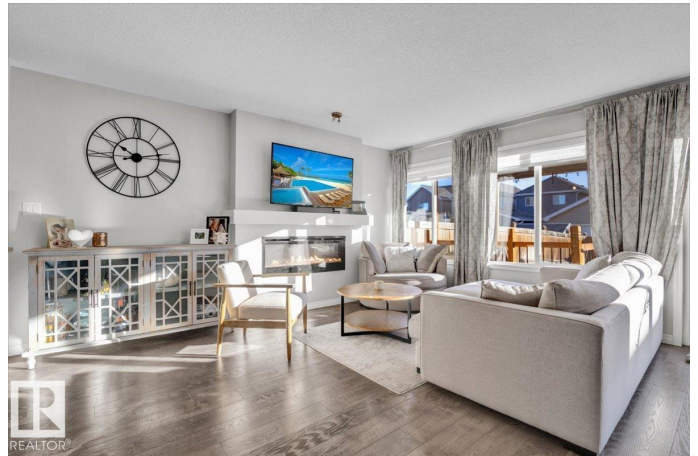
Welcome Home! Wonderful Family Ready Duplex in Summerside Edmonton. Live the good life with private exclusive access to Summerside Beach Club with year round enjoyment to the lake, beach, parks, and more. Terrific large floor plan with open concept, private fenced yard with deck onto rear alley, and single attached garage. Large sunken entrance way leads to main floor half bathroom and access to attached garage. Walk through upgraded kitchen with oversized island. Ample counter space and cabinets with corner pantry. All appliances included. Overlooks main floor living room with electric fireplace and large area for dining room. Patio door leads to the perfect out door space. Top floor opens into large bonus room family area. Walk in laundry room. Large bedrooms and 2 full bathrooms. Master bedroom has upgraded walk in closet (wow) and full ensuite bathroom with double sinks. Unfinished basement provides potential and tons of storage. Pride of ownership! Perfect home or investment property. Awesome!

Built in 2016

### Essential Information

MLS® # E4463292

Price \$469,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,758         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2211 86 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2G2        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, See Remarks      |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 53            |
| HOA Fees       | 453.02             |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 1st, 2025 at 12:02am MDT