

## \$399,000 - 8212 186 Street, Edmonton

MLS® #E4425662

**\$399,000**

3 Bedroom, 2.50 Bathroom, 1,306 sqft  
Single Family on 0.00 Acres

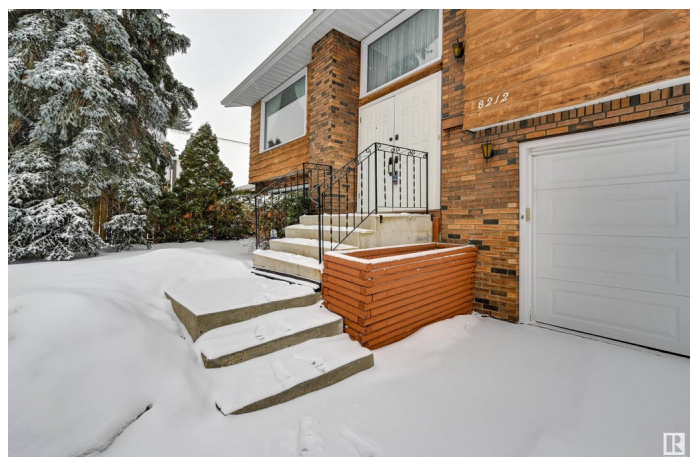
Aldergrove, Edmonton, AB

Charming Aldergrove Bi-Level in a Quiet Cul-de-Sac! This well-loved, original-owner 3-bedroom, 2.5-bathroom home is full of potential! Nestled in a peaceful cul-de-sac, it features wood-burning fireplaces in both the living room and family room, adding warmth and character. Recent upgrades include a newer furnace, hot water tank, and air conditioner (all 2022), a new fence (2024), and a roof (2019). The massive west-facing yard offers endless possibilities for outdoor enjoyment. With plenty of opportunity to customize and make it your own, this is a fantastic find in a desirable neighborhood!

Built in 1975

### Essential Information

MLS® #	E4425662
Price	\$399,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family



Style	Bi-Level
Status	Active

### **Community Information**

Address	8212 186 Street
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1H4

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 14th, 2025
Zoning	Zone 20

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Listing information last updated on March 14th, 2025 at 8:47pm MDT