



## 11816 86 Street Edmonton AB

\$239,900

Welcome to the perfect starter home or investment opportunity! This beautifully renovated character home is ideally located directly across from Eastwood Park! Walking in you love the charm of this meticulously maintained home. Bright and open floor plan with a spacious living room with large windows bringing loads of natural light. The renovated kitchen has modern tones with stainless steel appliances and the beautiful brick feature! 4 piece bathroom and front den complete the main floor. Upstairs you will find your 2 bedrooms with carpeting throughout and large windows to appreciate the mature trees. Downstairs you will find your partially finished basement with your laundry room and large flex room to use for your enjoyment. Heading out back you will find your beautiful West facing, fully fenced backyard with built in garden boxes! Newer hot water tank, furnace, shingles and windows! Ideally located steps to public transportation, local coffee shops, bakeries, restaurants, splash park and more!!!

Listing Presented By:



Originally Listed by:  
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