



## 12219 86 Street Edmonton AB

\$339,000

Wonderful, upgraded bi-level on a large lot in a rapidly transforming neighborhood! This very well appointed 2 bedroom + den, 2 bath home is conveniently located in the heart of the city. All the large den needs is a closet and you've got yourself a bedroom! Close to all amenities, you can say goodbye to any idea of commuting. The upgrades to this cozy home maintain the original character, but really make it feel modern and new. The fully finished basement features a huge family room, a bedroom and bath, as well as a kitchenette. The large lot features a gas BBQ hook-up, a patio, wired pergola, and a shed. Winter won't be a concern with the large, heated double-detached garage. Join countless others who have chosen to benefit from living close to the heart of town, in a home with character on a lot the size of which we no longer see in the suburbs! This opportunity definitely won't last long!

Listing Presented By:



Originally Listed by:  
Mooney & Associates Real Estate Inc

chris@mooney.realestate  
<https://www.mooney.realestate>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)