

## \$275,000 - 18526 86a Avenue, Edmonton

MLS® #E4460028

**\$275,000**

4 Bedroom, 2.50 Bathroom, 1,234 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Incredible redevelopment opportunity in an unbeatable west Edmonton location this large lot is just minutes from West Edmonton Mall and backs directly onto the new LRT line offering exceptional convenience and long term value perfect for investors builders or developers the property is located in a rapidly growing area with excellent access to transit shopping schools and major roadways whether you are looking to build new or hold for future potential this lot offers endless possibilities.

Built in 1975

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460028               |
| Price          | \$275,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,234                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 18526 86a Avenue |
| Area        | Edmonton         |
| Subdivision | Aldergrove       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 1J6          |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 20              |

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Listing information last updated on October 2nd, 2025 at 2:02am MDT