

Courtesy Of Sally Munro Of Century 21 Masters

# \$1,699,000 - 13615 86 Avenue, Edmonton

MLS® #E4422551

**\$1,699,000**

4 Bedroom, 7.00 Bathroom, 7,070 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

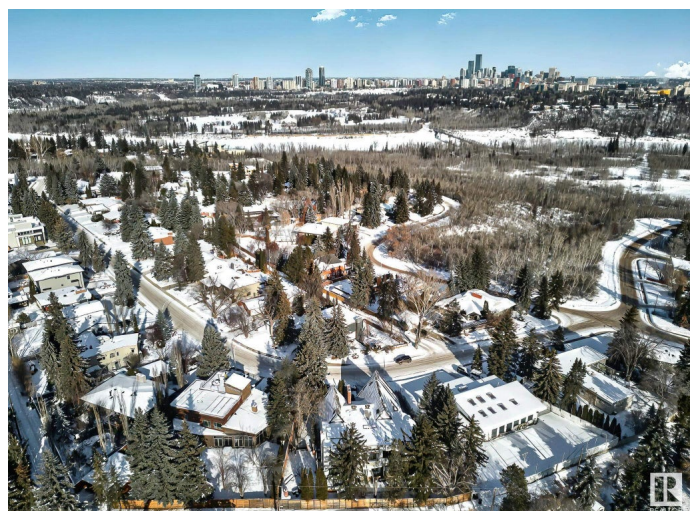
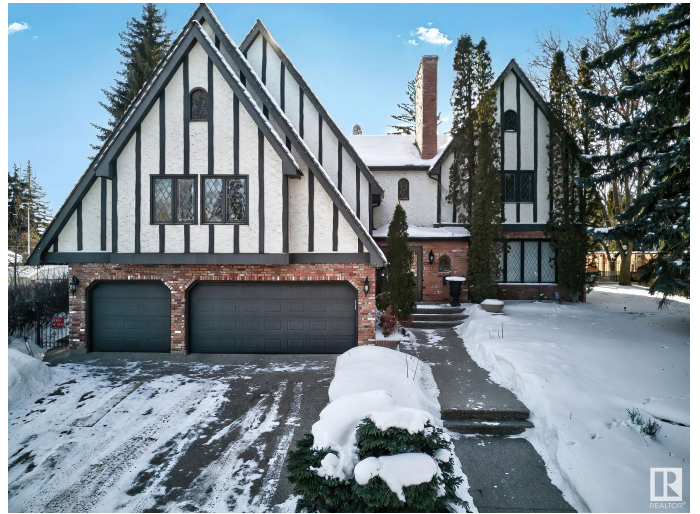
A Legendary Valleyview Estate ready for Your Vision. An iconic executive residence in the heart of Valleyview, this 7,070 sq. ft. estate is a rare opportunity to shape a truly one-of-a-kind luxury home Oversized quad Situated on a sprawling private lot in a serene location, this grand residence offers 4 bedrooms & 7 bathrooms. The 2600 sq ft primary suite is a dream retreat with huge marble jacuzzi large steam shower, built in office. An indoor sports court with plexiglass hockey, basketball, golf simulator the ideal stage for endless possibilities. This estate offers the perfect foundation to bring your creative vision to life. Located in one of Edmonton's most prestigious communities, this is more than a home it's a legacy in the making. Don't miss this chance to craft a luxury residence tailored to your lifestyle. Estimate to finish is \$300,000 more or less you choose your own flooring, lighting, kitchen. This sought after area has exceptional schools and access to beautiful amenities. Sold as is!

Built in 1962

## Essential Information

MLS® # E4422551

Price \$1,699,000



Bedrooms	4
Bathrooms	7.00
Full Baths	6
Half Baths	2
Square Footage	7,070
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### **Community Information**

Address	13615 86 Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4A8

### **Amenities**

Amenities	Exercise Room, Patio, Walkout Basement
Parking Spaces	8
Parking	Quad or More Attached, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	5
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public

	Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes, Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	45
Zoning	Zone 10

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 1:32am MDT