# \$429,900 - 3806 85 Street, Edmonton

MLS® #E4442274

#### \$429,900

4 Bedroom, 2.00 Bathroom, 1,035 sqft Single Family on 0.00 Acres

Richfield, Edmonton, AB

FINISHED BASEMENT ! Newly Renovated house. Basement comes with separate entrance, high ceiling, separte Laundry, Full Kitchen and 1 huge Bedroom. Upstairs consist of 3 Bedrooms 1 Full Washroom, Separate Laundry and Full set of NEW Kitchen Appliances. Duplex is also equipped with high - efficiency furnace, a tankless hot water system, a new roof, and new windows, all installed in 2019. Property features a new concrete pad in front, a vast backyard, and green space just across street.

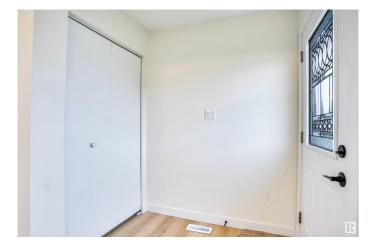




Built in 1972

### **Essential Information**

MLS® #	E4442274
Price	\$429,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.00
Year Built	1972
Туре	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active



### **Community Information**

Address	3806 85 Street	
Area	Edmonton	
Subdivision	Richfield	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T6K 0H6	
Amenities		
Amenities	Carbon Monoxide Detectors, Hot Water Tankless	
Parking	Front Drive Access, No Garage	
Interior		
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two	
Heating	Forced Air-1, Natural Gas	
Stories	2	
Has Suite	Yes	
Has Basement	Yes	
Basement	Full, Finished	
Exterior		
Exterior	See Remarks, Brick	
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby	
Roof	Asphalt Shingles	
Construction	See Remarks, Brick	
Foundation	See Remarks	
School Information		

Elementary	Grace Martin Sch K- 6
Middle	Edith Rogers Sch 7-9
High	W.P. Wagner Sch 10- 12

## **Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	Zone 29

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Listing information last updated on June 15th, 2025 at 1:02pm MDT