

## \$299,900 - 12325 85 St, Edmonton

MLS® #E4441729

**\$299,900**

3 Bedroom, 1.00 Bathroom, 891 sqft

Single Family on 0.00 Acres

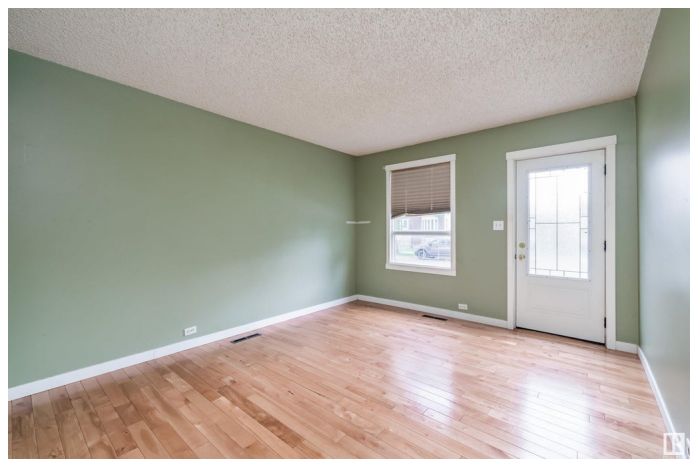
Eastwood, Edmonton, AB

Welcome to this investment property with Huge lot (48'x150') RF3 ZONING in the EASTWOOD neighbourhood. This property has total 3 Bedrooms, 1 full washroom, Laundry & double detached garage. On the main floor there are 3 good size bedrooms, living room, full washroom. This huge 48 x 150 ft lot zoned RF3 is situated on a beautiful tree lined street in central Eastwood. This LARGE LOT provides tons of potential for future development, NEW BYLAWS build a side by side duplex plus basement suites or split the lot into 2 skinnies – the possibilities are endless! Providing quick and easy access to downtown, NAIT and Kingsway Mall and within walking distance to parks, schools, & public transit – the location is fantastic. MUST SEE!!

Built in 1931

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441729  |
| Price          | \$299,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 891       |
| Acres          | 0.00      |
| Year Built     | 1931      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 12325 85 St |
| Area        | Edmonton    |
| Subdivision | Eastwood    |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T5B 3H1     |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Infill Property        |
| Parking   | Double Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | See Remarks, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 05         |

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Listing information last updated on June 16th, 2025 at 3:47am MDT