# \$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.

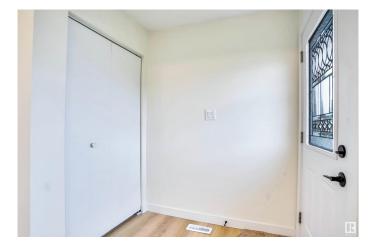




Built in 1972

### **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 | 3               |
| Zoning         | Zone 29         |

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Listing information last updated on June 16th, 2025 at 6:32am MDT