

# \$425,000 - 12330 85 Street, Edmonton

MLS® #E4458613

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,413 sqft  
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Beautifully upgrade craftsman style home on a large 33x150 lot with new sidewalks and freshly paved tree lined front street. The renovations will be complete for Oct 1 possession. The back yard has mature trees and a huge raised deck. This 1 1/2 story home has 3 bathrooms, 2 kitchens, with additional living space in basement. All plumbing, electrical, and heating has been upgraded, All windows, doors, siding, and roof as well. There is a total of four bedrooms including large basement bedroom

Built in 1938

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458613               |
| Price          | \$425,000              |
| Lease Rate     | \$10                   |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,413                  |
| Acres          | 0.00                   |
| Year Built     | 1938                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12330 85 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3G9         |

## Amenities

|           |                                                                                                                                                                                                                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Crawl Space, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Guest Suite, Hot Water Natural Gas, Insulation-Upgraded, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Extra, Patio, Smart/Program. Thermostat, R.V. Storage, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking   | Rear Drive Access                                                                                                                                                                                                                                                                                                  |

## Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 3                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Finished                                                                             |

## Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Stucco                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 28                   |
| Zoning         | Zone 05              |

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Listing information last updated on October 17th, 2025 at 2:32pm MDT