

## \$459,999 - 12345 85 Street, Edmonton

---

MLS® #E4462090

**\$459,999**

3 Bedroom, 2.50 Bathroom, 1,513 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Discover the perfect blend of comfort, style, and convenience in this beautifully maintained 2017 single detached home with a detached double garage! Boasting a spacious layout with 9-foot ceilings, this residence features a cozy gas fireplace in the living room, centralized air conditioning, and a modern kitchen equipped with stainless steel appliances and elegant white quartz countertops. The home offers 3 bedrooms and 2.5 bathrooms, providing ample space for relaxation and privacy. The unfinished basement with a side entrance presents exciting potential for future development or rental income. The backyard is a true retreat, complete with a gazebo and a private playground, ideal for family gatherings and outdoor fun. Located within walking distance to schools and bus stops, and just minutes from shopping centers, downtown, and the hospital, this home offers unmatched accessibility and lifestyle convenience. A must-see property that checks all the boxes!

Built in 2017

### Essential Information

MLS® # E4462090

Price \$459,999

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,513                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12345 85 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3H1         |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Gazebo, No Smoking Home, See Remarks, Infill Property |
| Parking   | Double Garage Detached, Rear Drive Access                                                         |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | See Remarks, Unfinished                                                                                                                                                                                          |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                 |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | St. Gerard Catholic |
|------------|---------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 05            |

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 October 16th, 2025 at 6:32pm MDT