

\$399,000 - 3806 85 Street, Edmonton

MLS® #E4429358

\$399,000

4 Bedroom, 2.00 Bathroom, 1,033 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

This home truly has it all! Nestled on a generous lot, it boasts numerous updates, including brand new, warm light oak vinyl flooring and beautifully painted warm white walls. The kitchen is entirely new, showcasing an abundance of white cabinets and modern appliances, complemented by a charming eating nook. The bathroom has been enhanced with contemporary tile, a new tub and shower, a fresh vanity, and updated fixtures. The bedrooms feature cozy plush carpeting, and one room even offers access to a walk-out deck. The basement space has its own entrance and includes a full kitchen, high ceilings, a spacious living area, and a sizable bedroom complete with double closets. This duplex is also equipped with a new high-efficiency furnace, a tankless hot water system, a new roof, and new windows, all installed in 2019. The property features a new concrete pad in the front, a vast backyard, and green space just across the street.

Built in 1972

Essential Information

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|-----------|-----------|
| MLS® # | E4429358 |
| Price | \$399,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |



| | |
|----------------|---------------|
| Full Baths | 2 |
| Square Footage | 1,033 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | 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 | See Remarks |
| Parking | Front Drive Access, No Garage |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Hood Fan, Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

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 | April 5th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 29 |

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