\$449,900 - 3806 85 Street, Edmonton

MLS® #E4442274

\$449,900

4 Bedroom, 2.00 Bathroom, 1,035 sqft Single Family on 0.00 Acres

Richfield, Edmonton, AB

FINISHED BASEMENT With Separate Entrance! 2058 SQFT of combined Living Space on a lot of 4465 SQFT. Fully Renovated house, upstairs and Basement. Basement comes with a Separate Entrance, High ceiling, its own dedicated Laundry, Full Kitchen and 1 Huge Bedroom with 2 Windows and 2 Closets. Upstairs consists of 3 Bedrooms, 1 Full Washroom, Separate Laundry and a Full set of NEW Kitchen Appliances. Duplex is also equipped with a 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 front, a vast Backyard, and Green space just across the street. Fully fenced large backyard comes with a Deck. Walking distance to the Schools, Church and Mosque. Move-in Ready! Bring the whole family under one roof.



Essential Information

MLS® # E4442274

Price \$449,900

Bedrooms 4

Bathrooms 2.00

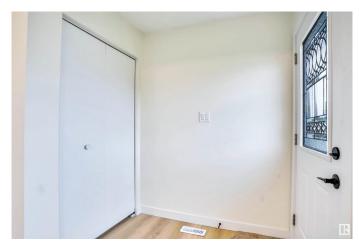
Full Baths 2

Square Footage 1,035

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 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 25

Zoning Zone 29

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Listing information last updated on July 8th, 2025 at 5:02pm MDT