

## \$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

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      25

Zoning                Zone 29

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