

\$299,900 - 12325 85 St, Edmonton

MLS® #E4441729

\$299,900

3 Bedroom, 1.00 Bathroom, 891 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome to this investment property with Huge lot (48'x150') RF3 ZONING in the EASTWOOD neighbourhood. This property has total 3 Bedrooms, 1 full washroom, Laundry & double detached garage. On the main floor there are 3 good size bedrooms, living room, full washroom. This huge 48 x 150 ft lot zoned RF3 is situated on a beautiful tree lined street in central Eastwood. This LARGE LOT provides tons of potential for future development, NEW BYLAWS build a side by side duplex plus basement suites or split the lot into 2 skinnies – the possibilities are endless! Providing quick and easy access to downtown, NAIT and Kingsway Mall and within walking distance to parks, schools, & public transit – the location is fantastic. MUST SEE!!

Built in 1931

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4441729 |
| Price | \$299,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 891 |
| Acres | 0.00 |
| Year Built | 1931 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------|
| Address | 12325 85 St |
| Area | Edmonton |
| Subdivision | Eastwood |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 3H1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Infill Property |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | See Remarks, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 05 |

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Listing information last updated on June 15th, 2025 at 3:47pm MDT