# \$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!



### **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 20

Zoning Zone 05

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