

## \$469,900 - 12307 85 Street, Edmonton

MLS® #E4440246

**\$469,900**

6 Bedroom, 3.00 Bathroom, 978 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

When you want to make a rock solid purchase that is affordable this is the property. 2 Brand new Kitchens, 3 Full Bathrooms, 6 Bedrooms, New PVC Windows, New Furnace, New Hot Water Tank, New Shingles on the roof, Upgraded Insulation, Upgraded Electrical, Upgraded Plumbing, Concrete walk-ways, driveway and so much more has been done to this bright raised bungalow. Double garage, fenced front and back yards walking distance to many schools, shopping and transportation makes this the prefect property.

Built in 1963

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440246               |
| Price          | \$469,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 978                    |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 12307 85 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3H1         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Patio, Vinyl Windows   |
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Insert, Mantel, Tile Surround  |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 51             |
| Zoning         | Zone 05        |

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