# \$429,900 - 3806 85 Street, Edmonton

MLS® #E4442274

## \$429.900

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

Richfield, Edmonton, AB

FINISHED BASEMENT! Newly Renovated house. Basement comes with separate entrance, high ceiling, separte Laundry, Full Kitchen and 1 huge Bedroom. Upstairs consist of 3 Bedrooms 1 Full Washroom, Separate Laundry and Full set of NEW Kitchen Appliances. Duplex is also equipped with high - efficiency furnace, a tankless hot water system, a new roof, and new windows, all installed in 2019. Property features a new concrete pad in front, a vast backyard, and green space just across street.



## **Essential Information**

MLS® # E4442274 Price \$429,900

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

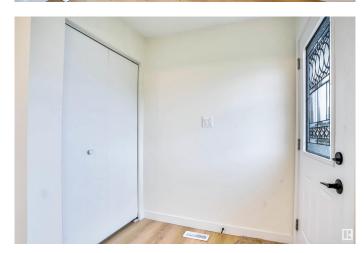
Style Bungalow

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 3

Zoning Zone 29

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