

## \$625,000 - 9559 85 Street, Edmonton

MLS® #E4457390

**\$625,000**

5 Bedroom, 3.50 Bathroom, 1,408 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Step into this stylish home with a 2-BEDROOM LEGAL BASEMENT, ideally located just steps from Edmonton's breathtaking River Valley trails. This home impresses with its sleek modern design, open-concept layout, and upscale finishes throughout. The main living area features bright, airy spaces with large windows and a chic colour palette. A fully equipped kitchen with stainless steel appliances and a half-bathroom completes this level. Upstairs, you'll find three generous bedrooms, a laundry area, and two full washrooms, including the ensuite washroom and a walk-in closet designed for comfort and convenience. The 2-bedroom LEGAL basement suite with its own private entrance is ideal for generating rental income, hosting extended family, or creating a flexible live-in arrangement. Situated in a highly desirable neighborhood near the river valley, downtown, schools, parks, and all amenities, this home offers the perfect blend of lifestyle, location, and investment opportunity.

Built in 2023

### Essential Information

MLS® # E4457390

Price \$625,000



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,408         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9559 85 Street |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3E1        |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft. |
| Parking   | Double Garage Detached                   |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                |
| Fireplaces        | Insert                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                     |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                               |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, River View, Schools |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                         |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Avonmore School   |
| Middle     | Kenilworth School |
| High       | McNally School    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 18              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 12:17pm MDT