

\$849,000 - 9635 85 Street, Edmonton

MLS® #E4461875

\$849,000

5 Bedroom, 3.00 Bathroom, 2,096 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

This 2.5 Story style home, features an amazing top level with a spacious balcony and spectacular river valley views! With over 2096 sq.ft., the floor plan is open and bright, with 5 bedrooms, 5 bathrooms and a designer finishing package. The main level boasts hardwood flooring, 9' ceilings, fireplace and pot lighting. The chef's kitchen is amazing with: modern cabinetry; quartz; large island; gas cooktop; s/s appliances; and w/in pantry. The upper level has 3 spacious bedrooms, including an impressive primary suite with 5-piece ensuite. The top level has flexibility as another bedroom, fitness or living area, with easy access out to the balcony and sprawling views. The fully finished basement with a separate entrance, includes the 5th bedroom, full bathroom and wet-bar. Upgrades include triple pane windows, HRV, tankless hot water and spray foam insulation. Double garage, full landscaping, fence and deck included. Minutes to downtown, river-valley, shopping, restaurants, golf, ski-hills and LRT!

Built in 2025

Essential Information

MLS® # E4461875

Price \$849,000

Bedrooms 5



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 2,096 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9635 85 Street |
| Area | Edmonton |
| Subdivision | Holyrood |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 3E3 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 3 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Metal, Stucco, Vinyl |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 12th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 18 |

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Listing information last updated on October 13th, 2025 at 3:17pm MDT