

## \$499,900 - 420 85 Street, Edmonton

MLS® #E4441289

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this stunning east-facing bi-level home offering over 2,100 sq. ft. of living space and thoughtful upgrades throughout. Step into the bright foyer with tiled flooring and a convenient closet. The main floor boasts a spacious living room with vaulted ceilings and extra windows, filling the space with natural light. The kitchen features newer appliances and flows seamlessly into the dining area—perfect for family gatherings. This level also includes two well-sized bedrooms and a full bath. Upstairs, the private master retreat features its own ensuite bath and closet, providing a relaxing sanctuary. The fully finished basement is ideal for entertainment, complete with a cozy gas fireplace, built-in speakers, an additional bedroom, and a half bath. Enjoy outdoor living on the composite deck with elegant glass railing—perfect for summer evenings. The home has been freshly painted, with newer shingles (2022), newer water tanks (2020 & 2022), and freshly shampooed carpets for a move-in-ready experience.

Built in 2004

### Essential Information

MLS® # E4441289

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,372                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 420 85 Street |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1H9       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Airport Nearby, Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 9th, 2025

Days on Market                6

Zoning                            Zone 53

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 June 15th, 2025 at 6:32pm MDT