

## \$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, separate 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.

Built in 1972

### 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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