

\$449,900 - 11415 85 Street, Edmonton

MLS® #E4458345

\$449,900

3 Bedroom, 2.00 Bathroom, 1,338 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

This Parkdale charmer fuses historic soul with modern polish in one of Edmonton's most walkable, up-and-coming neighbourhoods. Steps away from the Commonwealth Stadium, Community Rec Centre & Stadium LRT, the North Saskatchewan River Valley, and minutes from Downtown, the Royal Alex, Kingsway Mall, and an array of eateries & shops. Two storeys of character: upstairs there are 2 bedrooms plus a 5-piece bath with jetted tub and tons of natural light. Main floor has a 3rd bedroom, bright & spacious living room, large 3-piece bath, and a kitchen built for gathering, with exposed open-beam ceilings and refinished gorgeous hardwood floors in the living room and main-floor bedroom. An added separate entrance takes you to the unfinished basement which features full ceiling height, lots of windows, and is roughed in for both kitchen & bath, ideal to build out a full 2-bedroom suite. This is your chance to live bold, breathe art, bike paths, green space, and culture—all while feeling rooted in the real Edmonton.

Built in 1929

Essential Information

MLS® # E4458345

Price \$449,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,338
Acres	0.00
Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11415 85 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3E1

Amenities

Amenities	On Street Parking, Front Porch, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Rear Drive Access, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 18th, 2025

Days on Market 39

Zoning Zone 05



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 27th, 2025 at 8:17am MDT