

\$429,000 - 3806 85 Street, Edmonton

MLS® #E4436894

\$429,000

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Fully Renovated house with a Finished Basement and Separate Entrance. Upstairs comes with Brand New Kitchen with white Cabinetry, New Appliances and a cozy breakfast nook perfect for morning coffee. Stylish Renovated Bathroom and a Bright , open main Floor that leads out to a Walk out Deck ideal for entertaining. Downstairs, the Fully Finished Basement features its own Separate Entrance, high ceilings, a Full Kitchen, a spacious living area, and a large bedroom with double closets. It's perfect for guests, in-laws, or as a potential income-generating rental suite. Upgrades: High Efficiency Furnace, Tankless Hot Water System, New Flooring, new Kitchen Upstairs, Roof (2019)

Built in 1972

Essential Information

MLS® #	E4436894
Price	\$429,000
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	Hot Water Tankless
Parking	Front Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Hood Fan, Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, 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	May 16th, 2025
Days on Market	14
Zoning	Zone 29

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