# \$415,000 - 3806 85 Street, Edmonton

MLS® #E4461845

#### \$415,000

4 Bedroom, 2.00 Bathroom, 1,035 sqft Single Family on 0.00 Acres

Richfield, Edmonton, AB

FINISHED BASEMENT With Separate Entrance! 2058 SQFT of combined Living Space on a lot of 4465 SQFT. Fully Renovated house, upstairs and Basement. Basement comes with a Separate Entrance, High ceiling, its own dedicated Laundry, Full Kitchen and 1 Huge Bedroom with 2 Windows and 2 Closets. Upstairs consists of 3 Bedrooms, 1 Full Washroom, Separate Laundry and a Full set of NEW Kitchen Appliances. Duplex is also equipped with a High-Efficiency Furnace, a Tankless Hot Water System, a new Roof, and New Windows, all installed in 2019. The property features a new concrete pad in front, a vast Backyard, and Green space just across the street. Fully fenced large backyard comes with a Deck. Walking distance to the Schools, Church and Mosque. Move-in Ready! Bring the whole family under one roof.

Built in 1972

### **Essential Information**

MLS® # E4461845

Price \$415,000

Bedrooms 4

Bathrooms 2.00

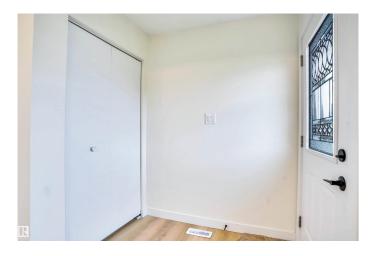
Full Baths 2

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 Carbon Monoxide Detectors, Detectors Smoke, Hot Water Electric, No

Animal Home, No Smoking Home, See Remarks

Parking Parking Pad Cement/Paved

## Interior

Appliances Dishwasher-Portable, Microwave Hood Fan, Stacked Washer/Dryer,

Dryer-Two, Refrigerators-Two, Stoves-Two

Heating Forced Air-1, Natural Gas

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior See Remarks, Brick

Roof Asphalt Shingles
Construction See Remarks, Brick

Foundation Concrete Perimeter

#### **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 October 11th, 2025

Days on Market 19

Zoning Zone 29

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Listing information last updated on October 30th, 2025 at 9:02pm MDT