

## \$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                                         |
| Exterior Features | Airport Nearby, Fenced, Low Maintenance Landscape, Schools |
| 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