

## **\$425,000 - 11528 85 Street, Edmonton**

MLS® #E4442914

**\$425,000**

6 Bedroom, 3.50 Bathroom, 2,478 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

MAGNIFICENT HOME to perfectly accommodate a large family, or for that savvy investor, endless possibilities for a multi-unit home. Major construction took place between 2008-2012, which included a new ICF foundation. Large portion of the house was newly developed as an addition, & existing portion taken down to the base w/ all new 6' construction, to 2014 code standards. A very OPEN design on the main level, you will definitely feel the grandiose construct throughout the home. All 5 rooms on upper level have been used as BEDROOMS, & the half storey has possibilities for separate suites on top. Another garage suite can be constructed if desired. FRESHLY PAINTED, this home is move-in ready, & a few more touches in the basement can open up more comforts for possible suites, or for extra family members. House is equipped w/ 220 amp service. This is a very special OPPORTUNITY for YOU to own an AMAZING home, a home which offers plenty of options for investors, or for everyone in your family to have their space!

Built in 1983

### **Essential Information**

MLS® # E4442914

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,478                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11528 85 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3E2             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Front Porch, Parking-Extra, Vinyl Windows                            |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access, RV Parking, See Remarks |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Fiber Cement, Hardie Board Siding  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |  |
|--------------|--|
| Roof         | Asphalt Shingles                               |
| Construction | Wood, Brick, Fiber Cement, Hardie Board Siding |
| Foundation   | Concrete Perimeter                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 05         |

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Listing information last updated on July 4th, 2025 at 8:47am MDT