

\$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 | 15 |
| Zoning | Zone 05 |

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