

## \$399,900 - 13531 85a Street, Edmonton

MLS® #E4431771

**\$399,900**

3 Bedroom, 3.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Spacious Cedar Home on a Corner Lot with Renovated Kitchen & Tons of Parking!

Welcome to this beautiful 1595 sq ft Cedar home, perfectly situated on a corner lot and packed with standout features! Step inside to find a huge, fully renovated kitchen and a spacious dining area—perfect for family gatherings or entertaining guests. Enjoy the comfort of brand new flooring and fresh paint throughout, along with upgraded triple-pane windows upstairs and a newer patio door that opens onto a large deck. This home offers 4 large bedrooms (2 up, 2 down), with potential for a 5th bedroom—great for growing families or creating a home office. A thoughtful 1985 addition expanded the kitchen and dining area, giving you an open and airy layout. Main floor laundry, 2 furnaces, central A/C, central vac, and a 3-piece bathroom connected to one of the downstairs bedrooms add even more convenience. There's also ample storage space in the finished basement.

Built in 1964

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431771  |
| Price     | \$399,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,595                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13531 85a Street |
| Area        | Edmonton         |
| Subdivision | Glengarry        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 3A6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 17th, 2025

Days on Market                14

Zoning                              Zone 02

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Listing information last updated on May 1st, 2025 at 4:17pm MDT