

Courtesy Of Pradeep Dubey Of Sterling Real Estate

## \$449,900 - 3806 85 Street, Edmonton

MLS® #E4442274

**\$449,900**

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

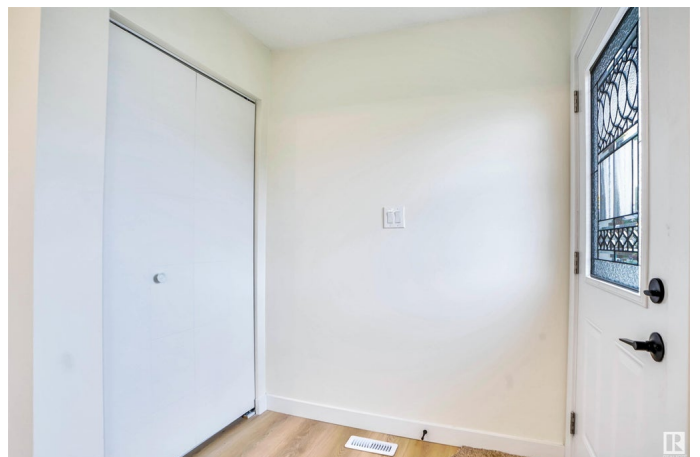
Richfield, Edmonton, AB

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® #	E4442274
Price	\$449,900
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, Hot Water Tankless
Parking	Front Drive Access, No Garage

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-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	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	See Remarks, Brick
Foundation	See Remarks

### **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 June 13th, 2025

Days on Market 10

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 23rd, 2025 at 11:18am MDT