

\$299,900 - 12325 85 St, Edmonton

MLS® #E4441729

\$299,900

3 Bedroom, 1.00 Bathroom, 891 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome to this investment property with Huge lot (48'x150') RF3 ZONING in the EASTWOOD neighbourhood. This property has total 3 Bedrooms, 1 full washroom, Laundry & double detached garage. On the main floor there are 3 good size bedrooms, living room, full washroom. This huge 48 x 150 ft lot zoned RF3 is situated on a beautiful tree lined street in central Eastwood. This LARGE LOT provides tons of potential for future development, NEW BYLAWS build a side by side duplex plus basement suites or split the lot into 2 skinnies – the possibilities are endless! Providing quick and easy access to downtown, NAIT and Kingsway Mall and within walking distance to parks, schools, & public transit – the location is fantastic. MUST SEE!!

Built in 1931

Essential Information

MLS® #	E4441729
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	891
Acres	0.00
Year Built	1931



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12325 85 St
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3H1

Amenities

Amenities	Infill Property
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 05

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 16th, 2025 at 1:02pm MDT