

\$225,000 - 12229 85 Street, Edmonton

MLS® #E4441866

\$225,000

4 Bedroom, 1.00 Bathroom, 744 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Investor Opportunity! Discover the potential in this massive 50x150 lot nestled in a mature, well-connected neighbourhood offering endless possibilities for redevelopment, subdivision, or a strategic hold-and-renovate. This long-term rental has served well for over 20 years and is ready for its next chapter. Whether you're an experienced investor or a visionary builder, the canvas is here, waiting for your creativity. The existing 4-bed, 1-bath bungalow offers solid bones and a functional layout, ideal for a flip, rental refresh, or interim hold while you plan your next steps. While the home does require some TLC and is being sold as-is, where-is, the true value lies in the lot and location. Just minutes from schools, public transit, the Yellowhead, shopping, and everyday essentials, this is a golden opportunity to plant rootsâ€™ or build equityâ€™ in one of the cityâ€™s most accessible pockets. Whether your plan is building, flipping, subdividing, or holding, this property is project-ready.

Built in 1946

Essential Information

MLS® # E4441866

Price \$225,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 744 |
| Acres | 0.00 |
| Year Built | 1946 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 12229 85 Street |
| Area | Edmonton |
| Subdivision | Eastwood |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 3G8 |

Amenities

| | |
|----------------|-------------------|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | Rear Drive Access |

Interior

| | |
|--------------|---------------------------|
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Metal |
| Exterior Features | Back Lane, Golf Nearby, Level Land, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Lot Description | 50x150 |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |

Foundation Concrete Perimeter

School Information

Elementary Delton, St. Gerard
Middle Spruce Ave, St. Alphonsus
High Eastglen, St. Joseph

Additional Information

Date Listed June 12th, 2025
Days on Market 5
Zoning Zone 05

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