

## \$849,000 - 9635 85 Street, Edmonton

MLS® #E4461875

**\$849,000**

5 Bedroom, 3.00 Bathroom, 2,096 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

This 2.5 Story style home, features an amazing top level with a spacious balcony and spectacular river valley views! With over 2096 sq.ft., the floor plan is open and bright, with 5 bedrooms, 5 bathrooms and a designer finishing package. The main level boasts hardwood flooring, 9' ceilings, fireplace and pot lighting. The chef's kitchen is amazing with: modern cabinetry; quartz; large island; gas cooktop; s/s appliances; and w/in pantry. The upper level has 3 spacious bedrooms, including an impressive primary suite with 5-piece ensuite. The top level has flexibility as another bedroom, fitness or living area, with easy access out to the balcony and sprawling views. The fully finished basement with a separate entrance, includes the 5th bedroom, full bathroom and wet-bar. Upgrades include triple pane windows, HRV, tankless hot water and spray foam insulation. Double garage, full landscaping, fence and deck included. Minutes to downtown, river-valley, shopping, restaurants, golf, ski-hills and LRT!

Built in 2025

### Essential Information

MLS® # E4461875

Price \$849,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,096                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9635 85 Street |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3E3        |

### Amenities

|                |                                                                                                                                                                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 3                                                                                                                                                                                                                                                                                                      |
| Parking        | Double Garage Detached                                                                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Insert                                                                                                    |
| Stories           | 4                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

**Exterior**

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco, Vinyl                                                                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                                                            |
| Construction      | Wood, Metal, Stucco, Vinyl                                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                                          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 18            |

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Listing information last updated on October 13th, 2025 at 5:02pm MDT