

Courtesy Of Princessita Mirandilla Of Century 21 Leading

## \$459,999 - 12345 85 Street, Edmonton

MLS® #E4462090

**\$459,999**

3 Bedroom, 2.50 Bathroom, 1,513 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Discover the perfect blend of comfort, style, and convenience in this beautifully maintained 2017 single detached home with a detached double garage! Boasting a spacious layout with 9-foot ceilings, this residence features a cozy gas fireplace in the living room, centralized air conditioning, and a modern kitchen equipped with stainless steel appliances and elegant white quartz countertops. The home offers 3 bedrooms and 2.5 bathrooms, providing ample space for relaxation and privacy. The unfinished basement with a side entrance presents exciting potential for future development or rental income. The backyard is a true retreat, complete with a gazebo and a private playground, ideal for family gatherings and outdoor fun. Located within walking distance to schools and bus stops, and just minutes from shopping centers, downtown, and the hospital, this home offers unmatched accessibility and lifestyle convenience. A must-see property that checks all the boxes—schedule your viewing today!

Built in 2017

### Essential Information

MLS® # E4462090

Price \$459,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,513
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	12345 85 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3H1

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Gazebo, No Smoking Home, See Remarks, Infill Property
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	St. Gerard Catholic
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**Additional Information**

Date Listed	October 15th, 2025
Zoning	Zone 05

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Listing information last updated on October 15th, 2025 at 9:02am MDT