

## \$219,900 - 12114 85 Street, Edmonton

MLS® #E4430927

**\$219,900**

2 Bedroom, 1.00 Bathroom, 823 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Great opportunities with this charming property on a 33' x 150' lot. Investors can reimagine the development and build a detached house or perhaps a front/back duplex. Prepare to be impressed with this very well maintained 1.5 story in Central Edmonton. Charming and full of character, this two bedroom home is perfect for a first-time buyer or those looking to downsize. Discover an OPEN DESIGN where you are greeted with laminate flooring that spans the cozy, bright living room. The kitchen features a GAS STOVE and plenty of cabinetry. There is a convenient main floor bedroom, a full four piece bath and a laundry room complete the main level. Upstairs provides a very generous bedroom with charming dormers. The west facing back yard hosts a spectacular deck, ideal for entertaining and enjoying the outdoors. Loads of potential and also move in ready with quick possession available!

Built in 1914

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430927  |
| Price      | \$219,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 823                    |
| Acres          | 0.00                   |
| Year Built     | 1914                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12114 85 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3G6         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Crawl Space, Deck, See Remarks |
| Parking   | No Garage  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 15th, 2025 |
|-------------|------------------|

Days on Market 17

Zoning Zone 05

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Listing information last updated on May 2nd, 2025 at 8:32am MDT