

## \$469,900 - 12307 85 Street, Edmonton

MLS® #E4440246

**\$469,900**

6 Bedroom, 3.00 Bathroom, 978 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

When you want to make a rock solid purchase that is affordable this is the property. 2 Brand new Kitchens, 3 Full Bathrooms, 6 Bedrooms, New PVC Windows, New Furnace, New Hot Water Tank, New Shingles on the roof, Upgraded Insulation, Upgraded Electrical, Upgraded Plumbing, Concrete walk-ways, driveway and so much more has been done to this bright raised bungalow. Double garage, fenced front and back yards walking distance to many schools, shopping and transportation makes this the prefect property.

Built in 1963

### Essential Information

MLS® #	E4440246
Price	\$469,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	978
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information



Address	12307 85 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3H1

### **Amenities**

Amenities	Patio, Vinyl Windows
Parking Spaces	3
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	79
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 August 20th, 2025 at 4:18pm MDT