

## \$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                4  
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 June 16th, 2025 at 9:32am MDT