

## \$557,500 - 9944 85 Avenue, Edmonton

MLS® #E4453158

**\$557,500**

3 Bedroom, 2.00 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

This beautiful Heritage Home located in the heart of Strathcona has been well maintained and shows pride of ownership. A brand new roof a few years ago, freshly painted inside and out, new decks, new hot water tank and brand new dishwasher. Bathrooms and Kitchen has been upgraded, this home has incredibly character. Main floor has tons of light, large joining living room and dining room, kitchen with cork floors leading out to a large deck and yard with a fire pit and garden area. Upstairs has three bedrooms and a nice large 4 piece bathroom. The basement is bright and clean, large open family room, laundry room, never had any water issues, upgraded electrical panel, storage and a beautiful 3 piece bathroom. A very functional basement! Nicely landscaped yard with shed in rear, room for two parked cars. Just needs someone to add a garage with a garden suite above to complete this fabulous property! A must see to truly appreciate the beauty of this well maintained solid home!!

Built in 1914

### Essential Information

MLS® # E4453158

Price \$557,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,219                  |
| Acres          | 0.00                   |
| Year Built     | 1914                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9944 85 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2J8        |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Electric, Insulation-Upgraded, Parking-Extra |
| Parking   | 2 Outdoor Stalls, No Garage                                                                          |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Fireplace    | Yes                                                                                                |
| Fireplaces   | Mantel                                                                                             |
| Stories      | 2                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                                                                |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | King Edward School     |
| Middle     | Old Scona Academic     |
| High       | Strathcona High School |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 15           |

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Listing information last updated on August 29th, 2025 at 6:02pm MDT