

## \$650,000 - 9559 85 Street, Edmonton

MLS® #E4457390

**\$650,000**

5 Bedroom, 3.50 Bathroom, 1,408 sqft  
Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Step into this stylish home with a 2-BEDROOM LEGAL BASEMENT, ideally located just steps from Edmonton's breathtaking River Valley trails. This home impresses with its sleek modern design, open-concept layout, and upscale finishes throughout. The main living area features bright, airy spaces with large windows and a chic colour palette. A fully equipped kitchen with stainless steel appliances and a half-bathroom completes this level. Upstairs, you'll find three generous bedrooms, a laundry area, and two full washrooms, including the ensuite washroom and a walk-in closet designed for comfort and convenience. The 2-bedroom LEGAL basement suite with its own private entrance is ideal for generating rental income, hosting extended family, or creating a flexible live-in arrangement. Situated in a highly desirable neighborhood near the river valley, downtown, schools, parks, and all amenities, this home offers the perfect blend of lifestyle, location, and investment opportunity.

Built in 2023

### Essential Information

MLS® #	E4457390
Price	\$650,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,408
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9559 85 Street
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3E1

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft.
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, River View, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Avonmore School
Middle	Kenilworth School
High	McNally School

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	2
Zoning	Zone 18

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Listing information last updated on September 14th, 2025 at 2:32am MDT