

## \$499,900 - 413 85 Street, Edmonton

MLS® #E4443515

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,742 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Extremely well-maintained and beautifully designed family home in an incredible location in Ellerslie. Spacious floor plan with 4 bedroom and 3.5 bathroom. Main floor features a large living room with big bright windows and a gas fireplace overlooking the backyard. A powder room for your guest. Laundry on this level for your convenience. Kitchen is super-functional with lots of cabinets for storage, a pantry, breakfast bar, and large dining area. Upper floor has a fantastic bonus room with big bright windows. Three nice-sized bedrooms, including the primary and ensuite. Basement is fully developed with a large, open recreation area. This home also features a newer roof, newer stainless steel appliances, and several other components replaced and upgraded over the last few years. Huge backyard with a good size deck. This wonderful family home is a rare find. Act quickly before it's gone!

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443515  |
| Price      | \$499,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,742                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 413 85 Street |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1H7       |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                     |

**Additional Information**

Date Listed                June 20th, 2025  
Days on Market        21  
Zoning                    Zone 53

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