

## \$499,900 - 1219 85 Street, Edmonton

MLS® #E4445893

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,361 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Charming, move-in ready, and lovingly maintained! This beautifully updated home features new windows, shingles, window coverings, R60 attic insulation, hot water tank, furnace, and a new stove. Enjoy a welcoming front deck and an open-concept layout with rich hardwood floors and a cozy 3-sided gas fireplace. The bright white kitchen overlooks a lush backyard, perfect for family living. Three spacious bedrooms include a 2-piece ensuite in the primary. The developed basement offers a stone-feature gas fireplace, open TV/games area, a bedroom, workshop, and an additional bathroom. Outdoors, enjoy two patios and vibrant gardens—ideal for summer BBQs. Located on a quiet street close to schools and amenities, with an oversized heated double garage (24'4" x 22') and large driveway. Truly a special place to call home!

Built in 1975

### Essential Information

MLS® #	E4445893
Price	\$499,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,361



Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1219 85 Street
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1X7

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	2

## Zoning

## Zone 29

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