

## \$349,900 - 3867 85 Street, Edmonton

MLS® #E4459858

**\$349,900**

3 Bedroom, 1.50 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

TURN-KEY SINGLE FAMILY HOME! NOT CONDO, no condo fees. Welcome to this beautifully updated property in a PRIME LOCATION close to parks, schools, transit, and Mill Woods Town Centre, with quick access to the WHITEMUD. Recently renovated top-to-bottom, this home features BRAND NEW SHINGLES, fresh PAINT, updated FLOORING, modern VANITIES, TILE, LIGHTING, and a brand new FIREPLACE in the living room for added warmth and style. The kitchen and dining areas are bright and functional, while added lighting throughout enhances the fresh, modern feel. Upstairs offers comfortable bedrooms and updated bathrooms ready for move-in. Enjoy CENTRAL A/C and a LARGE FULLY FENCED BACKYARD perfect for kids, pets, and entertaining. Nestled on a quiet street with LOCAL TRAFFIC ONLY, this home is an ideal choice for first-time buyers, young families, or anyone seeking an AFFORDABLE, TURN-KEY home with space to grow. A rare opportunity to own a stylish, move-in ready home in a family-friendly neighbourhood!

Built in 1976

### Essential Information

MLS® # E4459858

Price \$349,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3867 85 Street |
| Area        | Edmonton       |
| Subdivision | Richfield      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2L5        |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | On Street Parking |
| Parking Spaces | 2                 |
| Parking        | Single Carport    |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Fireplace    | Yes                                                                                                            |
| Fireplaces   | Insert                                                                                                         |
| Stories      | 2                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Unfinished                                                                                               |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Park/Reserve, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 29              |

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 October 3rd, 2025 at 2:02am MDT