

## \$369,900 - 8 735 85 Street, Edmonton

MLS® #E4429624

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,479 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this well-maintained half duplex in Ellerslie, complete with a double car garage and great location! The main floor features a spacious entryway with closet, beautiful hardwood floors, a cozy living room with gas fireplace, and a bright dining area that opens to the back deck. The galley-style kitchen offers a walk-through layout connecting to the pantry, 2-piece bath, and garage for added convenience. Upstairs you'll find a huge primary suite with a walk-in closet and 4-piece ensuite, plus two additional bedrooms, a second 4-piece bath, and a laundry room. The basement is unfinished and ready for your personal touch. Located close to parks, walking trails, and with quick access to Gateway Blvd and South Edmonton Common—just a 5-minute drive away!

Built in 2009

### Essential Information

MLS® #	E4429624
Price	\$369,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	0.00



Year Built	2009
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	8 735 85 Street
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0K5

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sakaw School
Middle	Kiswætisiwin School
High	J. Percy Page School

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	23
Zoning	Zone 53
Condo Fee	\$269

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Listing information last updated on May 1st, 2025 at 8:32am MDT