

## \$429,000 - 3806 85 Street, Edmonton

MLS® #E4436894

**\$429,000**

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Fully Renovated house with a Finished Basement and Separate Entrance. Upstairs comes with Brand New Kitchen with white Cabinetry, New Appliances and a cozy breakfast nook perfect for morning coffee. Stylish Renovated Bathroom and a Bright , open main Floor that leads out to a Walk out Deck ideal for entertaining. Downstairs, the Fully Finished Basement features its own Separate Entrance, high ceilings, a Full Kitchen, a spacious living area, and a large bedroom with double closets. It's perfect for guests, in-laws, or as a potential income-generating rental suite. Upgrades: High Efficiency Furnace, Tankless Hot Water System, New Flooring, new Kitchen Upstairs, Roof (2019)

Built in 1972

### Essential Information

MLS® #	E4436894
Price	\$429,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.00
Year Built	1972



Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	3806 85 Street
Area	Edmonton
Subdivision	Richfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0H6

### Amenities

Amenities	Hot Water Tankless
Parking	Front Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Hood Fan, Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	See Remarks

### School Information

Elementary	Grace Martin Sch K-6
Middle	Edith Rogers Sch 7-9
High	W.P. Wagner Sch 10-12

**Additional Information**

Date Listed            May 16th, 2025  
Days on Market      22  
Zoning                Zone 29

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