

## \$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 | 12              |
| Zoning         | Zone 53         |
| Condo Fee      | \$269           |

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Listing information last updated on April 20th, 2025 at 1:02pm MDT