

## **\$425,000 - 11528 85 Street, Edmonton**

MLS® #E4442914

**\$425,000**

6 Bedroom, 3.50 Bathroom, 2,478 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

MAGNIFICENT HOME to perfectly accommodate a large family, or for that savvy investor, endless possibilities for a multi-unit home. Major construction took place between 2008-2012, which included a new ICF foundation. Large portion of the house was newly developed as an addition, & existing portion taken down to the base w/ all new 6' construction, to 2014 code standards. A very OPEN design on the main level, you will definitely feel the grandiose construct throughout the home. All 5 rooms on upper level have been used as BEDROOMS, & the half storey has possibilities for separate suites on top. Another garage suite can be constructed if desired. FRESHLY PAINTED, this home is move-in ready, & a few more touches in the basement can open up more comforts for possible suites, or for extra family members. House is equipped w/ 220 amp service. This is a very special OPPORTUNITY for YOU to own an AMAZING home, a home which offers plenty of options for investors, or for everyone in your family to have their space!

Built in 1983

### **Essential Information**

MLS® # E4442914

Price \$425,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,478
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	11528 85 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3E2

### Amenities

Amenities	Front Porch, Parking-Extra, Vinyl Windows
Parking	Parking Pad Cement/Paved, Rear Drive Access, RV Parking, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Fiber Cement, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Fiber Cement, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	2
Zoning	Zone 05

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 June 20th, 2025 at 6:32pm MDT