

## \$499,900 - 413 85 Street, Edmonton

MLS® #E4443515

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,742 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Extremely well-maintained and beautifully designed family home in an incredible location in Ellerslie. Spacious floor plan with 4 bedroom and 3.5 bathroom. Main floor features a large living room with big bright windows and a gas fireplace overlooking the backyard. A powder room for your guest. Laundry on this level for your convenience. Kitchen is super-functional with lots of cabinets for storage, a pantry, breakfast bar, and large dining area. Upper floor has a fantastic bonus room with big bright windows. Three nice-sized bedrooms, including the primary and ensuite. Basement is fully developed with a large, open recreation area. This home also features a newer roof, newer stainless steel appliances, and several other components replaced and upgraded over the last few years. Huge backyard with a good size deck. This wonderful family home is a rare find. Act quickly before it's gone!

Built in 2004

### Essential Information

MLS® #	E4443515
Price	\$499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,742
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	413 85 Street
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1H7

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 20th, 2025  
Days on Market        9  
Zoning                    Zone 53

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