

## \$419,900 - 3806 85 Street, Edmonton

MLS® #E4452158

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

FINISHED BASEMENT With Separate Entrance! 2058 SQFT of combined Living Space on a lot of 4465 SQFT. Fully Renovated house, upstairs and Basement. Basement comes with a Separate Entrance, High ceiling, its own dedicated Laundry, Full Kitchen and 1 Huge Bedroom with 2 Windows and 2 Closets. Upstairs consists of 3 Bedrooms, 1 Full Washroom, Separate Laundry and a Full set of NEW Kitchen Appliances. Duplex is also equipped with a High-Efficiency Furnace, a Tankless Hot Water System, a new Roof, and New Windows, all installed in 2019. The property features a new concrete pad in front, a vast Backyard, and Green space just across the street. Fully fenced large backyard comes with a Deck. Walking distance to the Schools, Church and Mosque. Move-in Ready! Bring the whole family under one roof.

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452158  |
| Price          | \$419,900 |
| 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 | Carbon Monoxide Detectors, Deck, Dog Run-Fenced In |
| Parking   | Parking Pad Cement/Paved                           |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | Dryer-Two                 |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Suite    | Yes                       |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Brick                                             |
| Exterior Features | Airport Nearby, Fenced, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                                  |
| Construction      | 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 August 9th, 2025

Days on Market 39

Zoning Zone 29

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Listing information last updated on September 17th, 2025 at 6:47pm MDT