

\$449,900 - 3806 85 Street, Edmonton

MLS® #E4442274

\$449,900

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

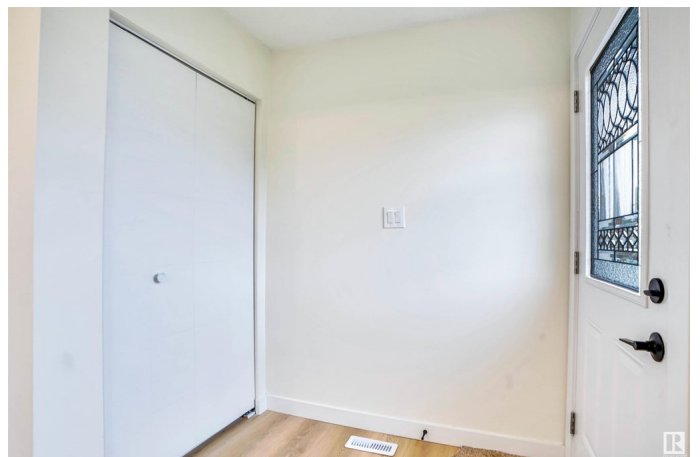
Richfield, Edmonton, AB

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® # | E4442274 |
| Price | \$449,900 |
| 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, Hot Water Tankless |
| Parking | Front Drive Access, No Garage |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | See Remarks, Brick |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | See Remarks, 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 June 13th, 2025

Days on Market 19

Zoning Zone 29

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Listing information last updated on July 2nd, 2025 at 9:17pm MDT