

## \$295,000 - 13229 85 Street, Edmonton

MLS® #E4465005

**\$295,000**

3 Bedroom, 2.00 Bathroom, 1,116 sqft

Single Family on 0.00 Acres

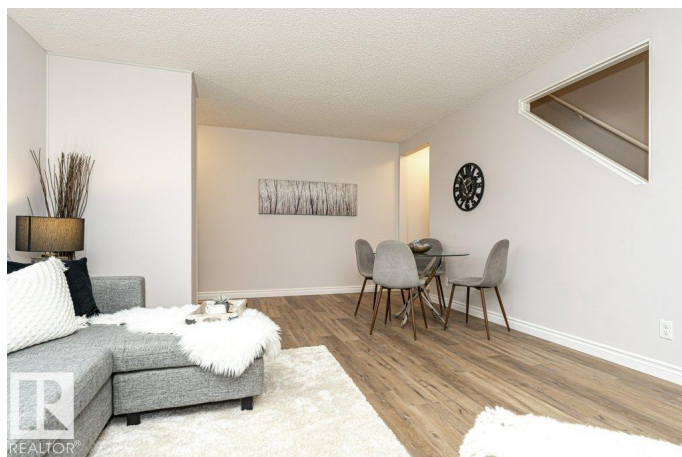
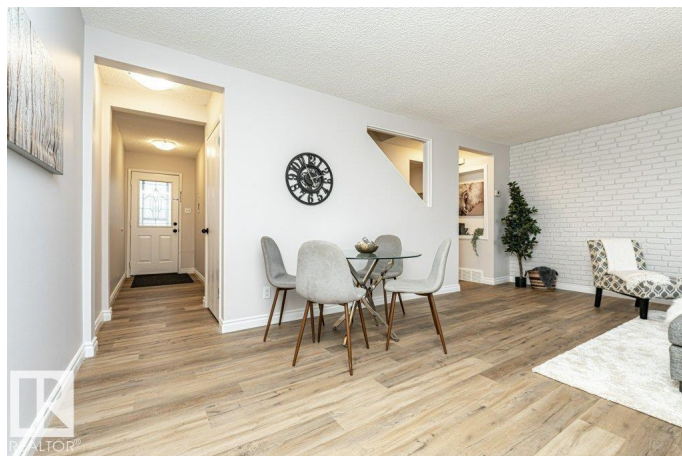
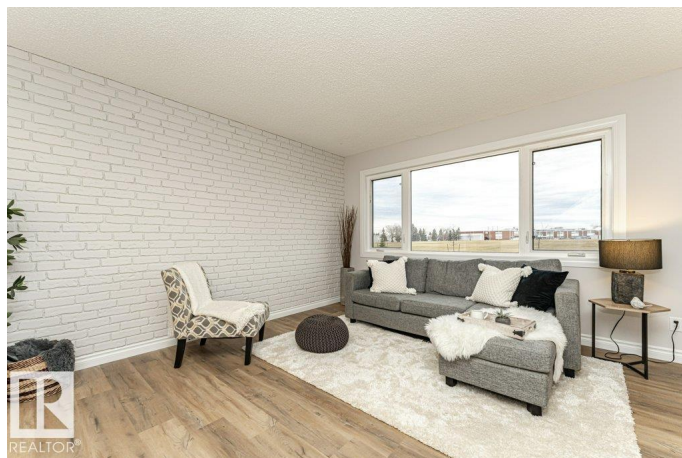
Glengarry, Edmonton, AB

Step inside this BEAUTIFULLY renovated townhouse in Glengarry. NOT a condo, so no fees or pet restrictions. Main floor offers an all WHITE kitchen with stainless steel appliances and WELL-APPOINTED living and dining area. Upstairs boasts a LARGE primary bedroom with HUGE closet, GORGEOUS brand-new 4-piece bathroom and two additional bedrooms. Downstairs is a GREAT rec room and BRAND-NEW 3-piece bathroom. Watch your kids play right outside your front window at the park or walk them across the field to school. Updates include vinyl siding, windows, furnace, hot water tank as well as all new flooring, paint and roof. EXCELLENT location close to multiple schools, Downtown and the Yellowhead

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465005  |
| Price          | \$295,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,116     |
| Acres          | 0.00      |
| Year Built     | 1961      |



|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13229 85 Street |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 2Z7         |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Off Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | 2 Outdoor Stalls                                                           |

### Interior

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                |
| Stories      | 3                                                                                        |
| Has Basement | Yes                                                                                      |
| Basement     | Full, Finished                                                                           |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Back Lane, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 02            |

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Listing information last updated on November 15th, 2025 at 6:47am MST