

Courtesy Of Matthew D Barry and Christopher Balen Of Exp Realty

## \$224,900 - 12114 85 Street, Edmonton

MLS® #E4424906

**\$224,900**

2 Bedroom, 1.00 Bathroom, 823 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Great opportunities with this charming property on a 33' x 150' lot. Investors can reimagine the development and build a detached house or perhaps a front/back duplex. Prepare to be impressed with this very well maintained 1.5 story in Central Edmonton. Charming and full of character, this two bedroom home is perfect for a first-time buyer or those looking to downsize. Discover an OPEN DESIGN where you are greeted with laminate flooring that spans the cozy, bright living room. The kitchen features a GAS STOVE and plenty of cabinetry. There is a convenient main floor bedroom, a full four piece bath and a laundry room complete the main level. Upstairs provides a very generous bedroom with charming dormers. The west facing back yard hosts a spectacular deck, ideal for entertaining and enjoying the outdoors. Loads of potential and also move in ready with quick possession available!

Built in 1914

### Essential Information

MLS® #	E4424906
Price	\$224,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	823
Acres	0.00
Year Built	1914
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	12114 85 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3G6

### **Amenities**

Amenities	Off Street Parking, Crawl Space, Deck, See Remarks
Parking	No Garage

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 10th, 2025
-------------	------------------

Days on Market 26

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 April 5th, 2025 at 7:32pm MDT