

Courtesy Of Travis Albers Of Northfield Commercial

## **\$449,000 - 12128 85 Street 85, Edmonton**

MLS® #E4455559

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,421 sqft  
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

**MOTIVATED SELLER!! FAST POSSESSION!!**

Excellent investment property, perfect for young family or young professional! Total of 4 bedrooms, 3.5 bathrooms, 1,991 square feet of finished living space, two story duplex. LEGAL BASEMENT SUITE with separate entrance, laundry AND 2 OF ALL APPLIANCES. NEW PAINT and CARPET THROUGHOUT! BRAND NEW STAINLESS APPLIANCES. Double detached garage. Open concept main floor, natural gas fireplace with tile surround, lots of natural light with LARGE WINDOWS, updated pot lighting, california knockdown ceilings, rounded corners, roller shade window coverings. Upstairs laundry, massive master bedroom, ceiling fan, 3 piece ensuite, walk in closet. Freshly painted front porch, side and rear porch. Pride of ownership, clean house! High walk score, 5 min NAIT, Grant MacEwan, Schools, Shopping, down town Edmonton. Easy Access to major highways.

Built in 2007

### **Essential Information**

MLS® #	E4455559
Price	\$449,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	12128 85 Street 85
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3G6

### **Amenities**

Amenities	Off Street Parking, Detectors Smoke, Front Porch, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, HRV System
Parking	Double Garage Detached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Fan-Ceiling, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 1st, 2025
Days on Market	18
Zoning	Zone 05

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Listing information last updated on September 18th, 2025 at 9:31pm MDT