

## \$429,000 - 3806 85 Street, Edmonton

MLS® #E4436894

**\$429,000**

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Fully Renovated house with a Finished Basement and Separate Entrance. Upstairs comes with Brand New Kitchen with white Cabinetry, New Appliances and a cozy breakfast nook perfect for morning coffee. Stylish Renovated Bathroom and a Bright , open main Floor that leads out to a Walk out Deck ideal for entertaining. Downstairs, the Fully Finished Basement features its own Separate Entrance, high ceilings, a Full Kitchen, a spacious living area, and a large bedroom with double closets. It's perfect for guests, in-laws, or as a potential income-generating rental suite. Upgrades: High Efficiency Furnace, Tankless Hot Water System, New Flooring, new Kitchen Upstairs, Roof (2019)

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436894  |
| Price          | \$429,000 |
| 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 | Hot Water Tankless |
| Parking   | Front Drive Access |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, 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            May 16th, 2025  
Days on Market      18  
Zoning                Zone 29

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 June 3rd, 2025 at 2:02am MDT