

## \$534,900 - 420 85 Street Sw, Edmonton

MLS® #E4425053

**\$534,900**

4 Bedroom, 2.50 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this stunning east-facing bi-level home offering over 2,100 sq. ft. of living space and thoughtful upgrades throughout. Step into the bright foyer with tiled flooring and a convenient closet. The main floor boasts a spacious living room with vaulted ceilings and extra windows, filling the space with natural light. The kitchen features newer appliances and flows seamlessly into the dining area—perfect for family gatherings. This level also includes two well-sized bedrooms and a full bath. Upstairs, the private master retreat features its own ensuite bath and closet, providing a relaxing sanctuary. The fully finished basement is ideal for entertainment, complete with a cozy gas fireplace, built-in speakers, an additional bedroom, and a half bath. Enjoy outdoor living on the composite deck with elegant glass railing—perfect for summer evenings. The home has been freshly painted, with newer shingles (2022), newer water tanks (2020 & 2022), and freshly shampooed carpets for a move-in-ready experience.

Built in 2004

### Essential Information

MLS® # E4425053

Price \$534,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	420 85 Street Sw
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1H9

### Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 11th, 2025

Days on Market                57

Zoning                            Zone 53

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 May 7th, 2025 at 12:17am MDT