

## \$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

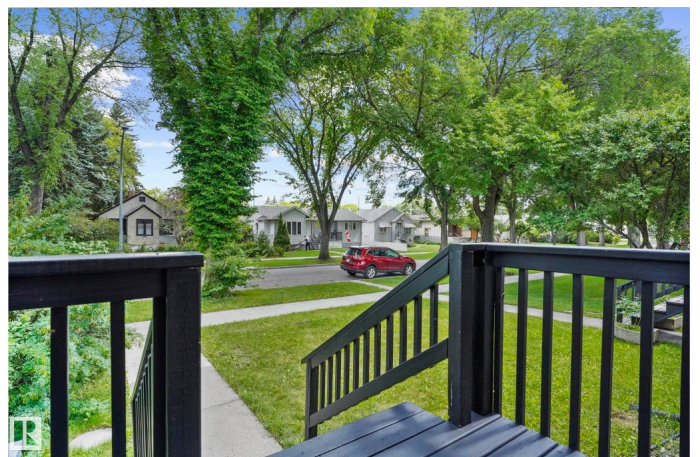
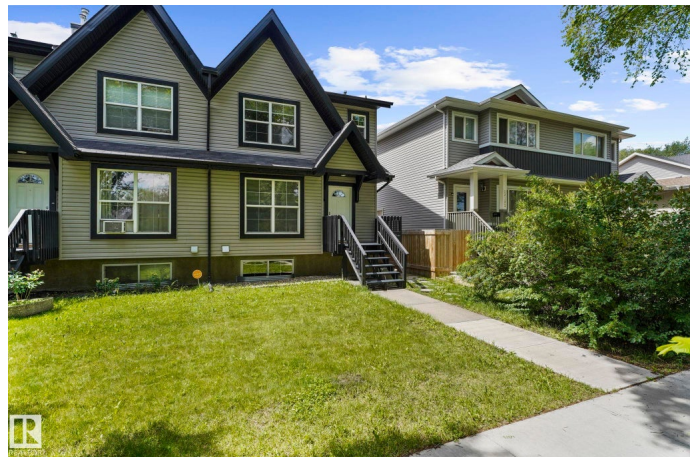
Eastwood, Edmonton, AB

MOTIVATED SELLER!! Excellent investment property, perfect for young family / professional OR ALL THE ABOVE! High walk score, 5 min NAIT, Grant MacEwan, Schools, Shopping, down town Edmonton. Easy Access to major highways. This 3 bedroom, 2.5 bathroom, 1420 square foot, two story duplex will not disappoint. LEGAL BASEMENT SUITE, separate entrance and laundry. NEW PAINT and CARPET throughout! BRAND NEW STAINLESS APPLIANCES. Double detached garage with dog run. Open concept main floor, natural gas fireplace with tile surround, lots of natural light, 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, side and rear porch. Pride of ownership, clean house!

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                                                                     |
| 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 | 12                  |
| Zoning         | Zone 05             |

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Listing information last updated on September 13th, 2025 at 2:32am MDT