

# \$364,900 - 8107 85 Street, Edmonton

MLS® #E4432940

**\$364,900**

3 Bedroom, 2.50 Bathroom, 1,356 sqft  
Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

RARE OPPORTUNITY: AFFORDABLE LIVING in the community of KING EDWARD PARK. Located near Bonnie Doon Mall, the bus stops and LRT Station, Mill Creek Ravine, Whyte Ave, Schoolsâ€ this could be an awesome rental property for university students, a small family, or a couple who works downtown. This SELF-MANAGED TOWNHOME comprises of 4 owners, who together make the simple decisions. It keeps the condo fees to a minimum of only \$200/mth. 3 Bedroom Upstairs, 2.5 Baths (including a 3 pce ensuite), and unfinished basement. Main Floor with Vinyl Plank Flooring, Kitchen with Stainless Steel Appliances. Furnace and Hot Water Tank are 2024. Plenty of Parking â€ Single Garage, Parking Pad in the front, Assigned Parking Stall to the North (stall#3) and Street Parking. This great opportunity can be yours!

Built in 2000

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432940  |
| Price      | \$364,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,356             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8107 85 Street   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 4S3          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Deck, No Smoking Home, Vinyl Windows |
| Parking Spaces | 3   |
| Parking        | Parking Pad Cement/Paved, Single Garage Attached, Stall                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Flat Site, Landscaped, No Back Lane, Not Fenced, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 17          |
| Condo Fee      | \$200            |

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Listing information last updated on May 2nd, 2025 at 2:32am MDT