

## **\$219,900 - 12325 85 Street, Edmonton**

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MLS® #E4435004

### **\$219,900**

3 Bedroom, 1.00 Bathroom, 914 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Great Starter Home. Attention Developers - Investors - First time Buyers. Fix it up and make it your own. This home is in the mature community of Eastwood, offers a huge, fenced yard with large back deck, double garage and 914 sq ft, 3 Bedroom home with 1 - 4 piece bathroom. The front entrance enters the living room, from there off the hall to the left is a bedroom where basement access is down the stairs found in the closet. The laundry and storage area are found in the basement. To the right of the hall is another bedroom, the bathroom and the large kitchen and dining area. The last bedroom is toward the back of the kitchen and house. Just down the street is St. Gerard Catholic School and a playground. This home has easy access to Yellowhead Trail and other main roadways.



Built in 1931

### **Essential Information**

MLS® #	E4435004
Price	\$219,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	914
Acres	0.00
Year Built	1931

Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	12325 85 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3H1

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block

### School Information

Elementary	Grandin, Delton
Middle	St Alphonsus, Holy Cross
High	Austin Oâ€™Brian, JH Picard

### Additional Information

Date Listed May 6th, 2025

Days on Market 7

Zoning Zone 05

RE / Bank Owned Yes

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