

Courtesy Of Ricky Singh Of MaxWell Polaris

## \$449,900 - 12307 85 St, Edmonton

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MLS® #E4464732

**\$449,900**

6 Bedroom, 3.00 Bathroom, 1,056 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome to this beautifully renovated bungalow in Eastwood! Situated on a regular lot, this home offers 6 bedrooms and 3 full bathrooms with a second kitchen and separate entrance—perfect for extended family or rental potential. The main floor features 3 bedrooms, 2 full baths, and a stunning new kitchen with modern cabinetry, quartz countertops with quartz backsplash, stainless steel appliances, and main-floor laundry. The fully finished basement includes 3 additional bedrooms, a full bath, a brand-new kitchen, and separate laundry. Recent upgrades include new shingles (home & garage), new furnace, new over sized windows, doors, baseboards, lighting, paint, MDF shelving, upgraded bathrooms, new concrete walkways, driveway, plumbing, electrical, upgraded insulation and a new hot water tank. An oversized double detached garage offers ample parking and storage. Close to schools, parks, shopping, and public transit, this move-in-ready home shines with quality upgrades inside and out!

Built in 1963

### Essential Information

MLS® # E4464732

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,056                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 12307 85 St |
| Area        | Edmonton    |
| Subdivision | Eastwood    |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T5B 3H1     |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                                     |

### Interior

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                      |
| Fireplace    | Yes                                                                                            |
| Fireplaces   | Insert                                                                                         |
| Stories      | 2                                                                                              |
| Has Basement | Yes                                                                                            |
| Basement     | Full, Finished                                                                                 |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 05            |

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Listing information last updated on November 7th, 2025 at 11:17pm MST