

## \$475,000 - 10631 85 Avenue, Edmonton

MLS® #E4443100

**\$475,000**

4 Bedroom, 2.00 Bathroom, 810 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

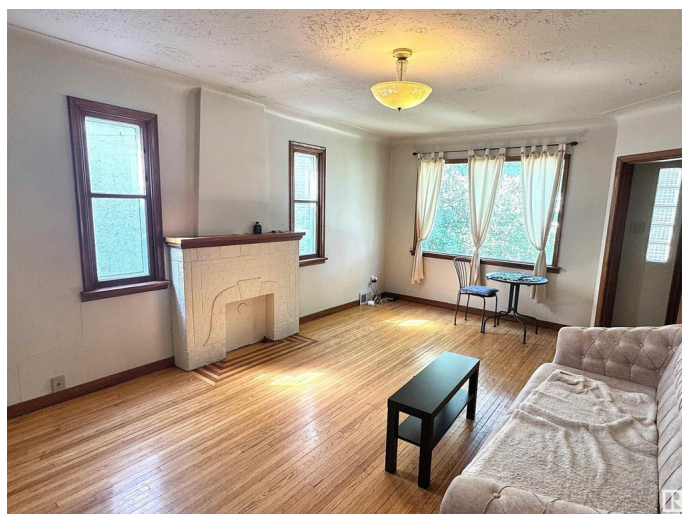
Raised bungalow with south facing back yard and a permitted basement suite situated on a 33'x130' lot in the heart of Strathcona!

This 2+2 bedroom, 2 full bath home has had its sewer line sleeved with resin liner, electrical service upgraded to 100 amp, plumbing upgraded to pex, and hot water tank replaced in 2019. Plenty of light comes through the large and numerous basement windows for the two bedroom basement suite, which has its own entrance, kitchen, living room, and three piece bath. Upstairs and downstairs both have their own laundry facilities. There is an older detached garage with newer door accessible off the rear alley. Located on a beautiful tree lined street in an excellent location, just blocks to the River Valley, Whyte Av, the University, transit, shopping and more, this property is definitely a must see!

Built in 1949

### Essential Information

MLS® #	E4443100
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.00



Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	10631 85 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2K6

### Amenities

Amenities	Off Street Parking, Hot Water Natural Gas, See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Garneau School
Middle	McKernan School
High	Strathcona School

### Additional Information

Date Listed June 18th, 2025

Days on Market 1

Zoning Zone 15

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Listing information last updated on June 19th, 2025 at 6:32pm MDT