

\$309,000 - 13319 85 Street, Edmonton

MLS® #E4440088

\$309,000

3 Bedroom, 2.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

STYLISH & AFFORDABLE! This 3 bedroom, 2 bath home is ideal for the first time home buyer or investor. Beautifully upgraded with new flooring, fresh paint, modern lighting and a bright open floor plan. The main floor has a large and sunny living room and a spacious modern kitchen with contemporary white cabinetry and sunny breakfast nook. Upstairs are 3 generous bedrooms and family bathroom. The finished basement has lots more living space with a large family room, bathroom, laundry and plenty of storage space. The private SOUTH facing backyard is fully fenced and a detached garage. With NO CONDO FEES and close to schools, parks and major shopping – this move in ready home is simply perfect!

Built in 1961

Essential Information

MLS® #	E4440088
Price	\$309,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,109
Acres	0.00
Year Built	1961



Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	13319 85 Street
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2Z8

Amenities

Amenities	Detectors Smoke, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 3rd, 2025
Days on Market	58
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 1:32pm MDT