

## \$415,000 - 3806 85 Street, Edmonton

MLS® #E4461845

**\$415,000**

4 Bedroom, 2.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

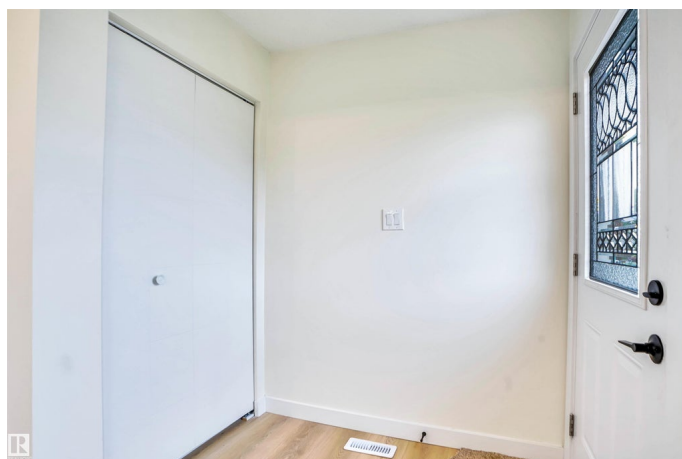
Richfield, Edmonton, AB

FINISHED BASEMENT With Separate Entrance! 2058 SQFT of combined Living Space on a lot of 4465 SQFT. Fully Renovated house, upstairs and Basement. Basement comes with a Separate Entrance, High ceiling, its own dedicated Laundry, Full Kitchen and 1 Huge Bedroom with 2 Windows and 2 Closets. Upstairs consists of 3 Bedrooms, 1 Full Washroom, Separate Laundry and a Full set of NEW Kitchen Appliances. Duplex is also equipped with a High-Efficiency Furnace, a Tankless Hot Water System, a new Roof, and New Windows, all installed in 2019. The property features a new concrete pad in front, a vast Backyard, and Green space just across the street. Fully fenced large backyard comes with a Deck. Walking distance to the Schools, Church and Mosque. Move-in Ready! Bring the whole family under one roof.

Built in 1972

### Essential Information

MLS® #	E4461845
Price	\$415,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.00



Year Built	1972
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	3806 85 Street
Area	Edmonton
Subdivision	Richfield
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0H6

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, See Remarks
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Portable, Microwave Hood Fan, Stacked Washer/Dryer, Dryer-Two, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	See Remarks, Brick
Exterior Features	Airport Nearby, Fenced, Low Maintenance Landscape, Schools
Roof	Asphalt Shingles
Construction	See Remarks, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Grace Martin Sch K- 6
Middle	Edith Rogers Sch 7- 9

High

W.P. Wagner Sch 10- 12

### **Additional Information**

Date Listed            October 11th, 2025

Days on Market      1

Zoning                Zone 29

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Listing information last updated on October 11th, 2025 at 11:47pm MDT