

## \$209,900 - 12114 85 Street, Edmonton

MLS® #E4436110

**\$209,900**

2 Bedroom, 1.00 Bathroom, 823 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Great opportunities with this charming property on a 33' x 150' lot. Investors can reimagine the development and build a detached house or perhaps a front/back duplex. Prepare to be impressed with this very well maintained 1.5 story in Central Edmonton. Charming and full of character, this two bedroom home is perfect for a first-time buyer or those looking to downsize. Discover an OPEN DESIGN where you are greeted with laminate flooring that spans the cozy, bright living room. The kitchen features a GAS STOVE and plenty of cabinetry. There is a convenient main floor bedroom, a full four piece bath and a laundry room complete the main level. Upstairs provides a very generous bedroom with charming dormers. The west facing back yard hosts a spectacular deck, ideal for entertaining and enjoying the outdoors. Loads of potential and also move in ready with quick possession available!

Built in 1914

### Essential Information

MLS® #	E4436110
Price	\$209,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	823
Acres	0.00
Year Built	1914
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	12114 85 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3G6

### Amenities

Amenities	Off Street Parking, Crawl Space, Deck, See Remarks
Parking	No Garage

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 13th, 2025
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Days on Market 55

Zoning Zone 05

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