

## \$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	104
Zoning	Zone 02

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