

## \$439,900 - 206 85 Street, Edmonton

MLS® #E4441639

**\$439,900**

4 Bedroom, 2.50 Bathroom, 1,315 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Warm & inviting, this 3-bedroom and 2.5-bath home in sought-after family friendly community of Ellerslie! This well-kept property features a spacious living room with gas fireplace and tons of natural light. The bright white kitchen includes a breakfast bar, separate dining area and pantry. Upstairs offers a primary bedroom with a 4-piece en-suite and walk-in closet, plus two more bedrooms and additional 4-piece bath. The finished basement includes a spacious family room with bar, making for the perfect entertaining area, additional bedroom/office, large storage room and laundry. A half bath and side entrance lead to a large deck and landscaped yard—Enjoy a dip in the hot tub, this space is perfect for evenings outdoors and relaxing. Enjoy the oversized garage and fantastic location, just minutes to South Edmonton Common, parks, schools, public transportation, Anthony Henday, airport and all other major amenities. Move-in ready and full of charm!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441639  |
| Price     | \$439,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,315                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 206 85 Street |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1H5       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke |
| Parking   | Double Garage Detached, Over Sized               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Three Sided  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Sakaw School         |
| Middle     | Kisewatisiwin School |
| High       | J. Percy Page School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 53         |

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Listing information last updated on July 2nd, 2025 at 6:17am MDT