

## **\$374,000 - 39 735 85 Street, Edmonton**

MLS® #E4451405

### **\$374,000**

3 Bedroom, 2.50 Bathroom, 1,452 sqft  
Condo / Townhouse on 0.00 Acres

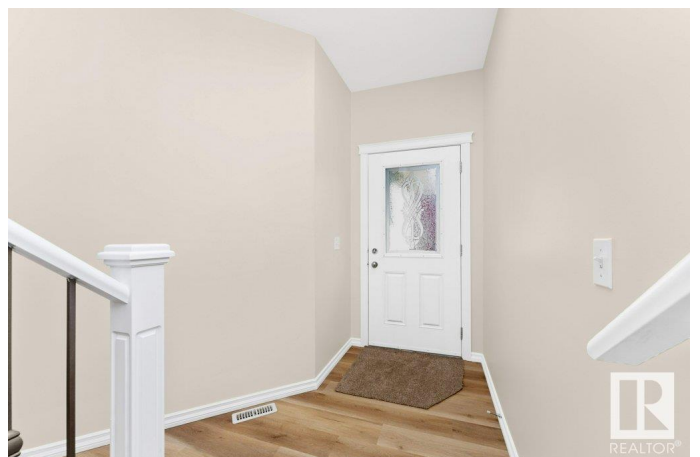
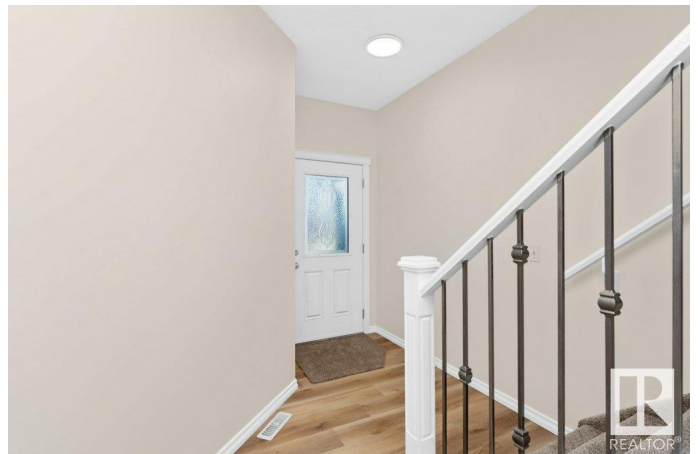
Ellerslie, Edmonton, AB

Impeccably upgraded half-duplex in the desirable Ellerslie neighborhood boasting a Double Attached Garage. The main floor offers a seamless open concept living space with a stylish foyer, gourmet kitchen equipped with new Stainless Steel appliances, Quartz Countertops a breakfast bar, a cozy living area with a Gas Fireplace, and a dining area with sliding patio doors leading to the deck. The upper level features a Primary Suite with dual closets and a 4-piece ensuite, along with two additional bedrooms, 4 piece bath, and convenient Upper Floor Laundry. The unfinished basement with Roughed In Double Plumbing presents an opportunity for customization. This meticulously updated home features fresh paint throughout, new Vinyl Plank and Carpet, modern light fixtures, upgraded kitchen countertops, appliances and more. Positioned near schools, shopping, public transportation, and quick access to the Anthony Henday, this home offers unparalleled convenience and is ready for you to move in and enjoy.

Built in 2007

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4451405  |
| Price  | \$374,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,452             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 39 735 85 Street |
| Area        | Edmonton         |
| Subdivision | Ellerslie        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0K5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                             |
| Fireplaces        | Mantel                                                                                                          |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Landscaped, 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    | August 6th, 2025 |
| Days on Market | 33               |
| Zoning         | Zone 53          |
| Condo Fee      | \$219            |

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Listing information last updated on September 7th, 2025 at 10:17pm MDT