

## **\$557,500 - 9944 85 Avenue, Edmonton**

MLS® #E4453158

**\$557,500**

3 Bedroom, 2.00 Bathroom, 1,537 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

This beautiful Heritage Home located in the heart of Strathcona has been well maintained and shows pride of ownership. A brand new roof a few years ago, freshly painted inside and out, new decks, new hot water tank and brand new dishwasher. Bathrooms and Kitchen has been upgraded, this home has incredibly character. Main floor has tons of light, large joining living room and dining room, kitchen with cork floors leading out to a large deck and yard with a fire pit and garden area. Upstairs has three bedrooms and a nice large 4 piece bathroom. The basement is bright and clean, large open family room, laundry room, never had any water issues, upgraded electrical panel, storage and a beautiful 3 piece bathroom. A very functional basement! Nicely landscaped yard with shed in rear, room for two parked cars. Just needs someone to add a garage with a garden suite above to complete this fabulous property! A must see to truly appreciate the beauty of this well maintained solid home!!

Built in 1914

### **Essential Information**

MLS® # E4453158

Price \$557,500

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,537
Acres	0.00
Year Built	1914
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9944 85 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2J8

### Amenities

Amenities	Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Electric, Insulation-Upgraded, Parking-Extra
Parking	2 Outdoor Stalls, No Garage

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	King Edward School
Middle	Old Scona Academic
High	Strathcona High School

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	Zone 15

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