# \$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 â€" 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 86

Zoning Zone 02

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