

\$849,000 - 9635 85 Street, Edmonton

MLS® #E4461875

\$849,000

5 Bedroom, 3.00 Bathroom, 2,096 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

This 2.5 Story style home, features an amazing top level with a spacious balcony and spectacular river valley views! With over 2096 sq.ft., the floor plan is open and bright, with 5 bedrooms, 5 bathrooms and a designer finishing package. The main level boasts hardwood flooring, 9' ceilings, fireplace and pot lighting. The chef's kitchen is amazing with: modern cabinetry; quartz; large island; gas cooktop; s/s appliances; and w/in pantry. The upper level has 3 spacious bedrooms, including an impressive primary suite with 5-piece ensuite. The top level has flexibility as another bedroom, fitness or living area, with easy access out to the balcony and sprawling views. The fully finished basement with a separate entrance, includes the 5th bedroom, full bathroom and wet-bar. Upgrades include triple pane windows, HRV, tankless hot water and spray foam insulation. Double garage, full landscaping, fence and deck included. Minutes to downtown, river-valley, shopping, restaurants, golf, ski-hills and LRT!

Built in 2025

Essential Information

MLS® # E4461875

Price \$849,000

Bedrooms 5



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,096
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

Community Information

Address	9635 85 Street
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3E3

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio
Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 12th, 2025
Days on Market	11
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 4:47am MDT