

\$399,900 - 13531 85a Street, Edmonton

MLS® #E4431771

\$399,900

3 Bedroom, 3.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

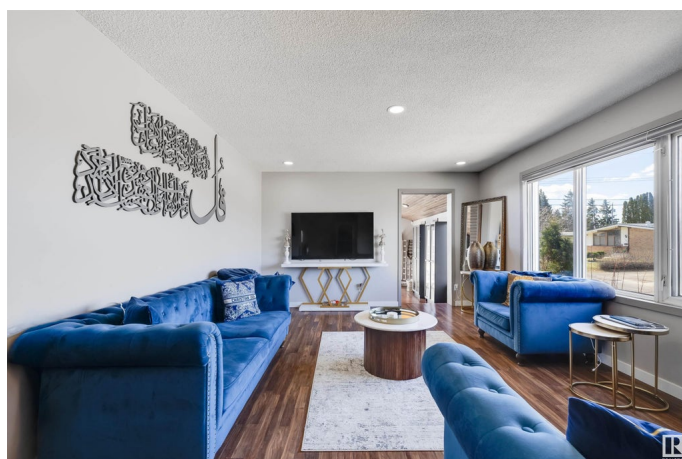
Spacious Cedar Home on a Corner Lot with Renovated Kitchen & Tons of Parking!

Welcome to this beautiful 1595 sq ft Cedar home, perfectly situated on a corner lot and packed with standout features! Step inside to find a huge, fully renovated kitchen and a spacious dining area—perfect for family gatherings or entertaining guests. Enjoy the comfort of brand new flooring and fresh paint throughout, along with upgraded triple-pane windows upstairs and a newer patio door that opens onto a large deck. This home offers 4 large bedrooms (2 up, 2 down), with potential for a 5th bedroom—great for growing families or creating a home office. A thoughtful 1985 addition expanded the kitchen and dining area, giving you an open and airy layout. Main floor laundry, 2 furnaces, central A/C, central vac, and a 3-piece bathroom connected to one of the downstairs bedrooms add even more convenience. There's also ample storage space in the finished basement.

Built in 1964

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4431771 |
| Price | \$399,900 |
| Bedrooms | 3 |
| Bathrooms | 3.50 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,595 |
| Acres | 0.00 |
| Year Built | 1964 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 13531 85a Street |
| Area | Edmonton |
| Subdivision | Glengarry |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 3A6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood |

Foundation Concrete Perimeter

Additional Information

Date Listed April 17th, 2025

Days on Market 11

Zoning Zone 02

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 April 28th, 2025 at 2:47pm MDT