

## \$459,900 - 1219 85 Street, Edmonton

MLS® #E4445893

**\$459,900**

4 Bedroom, 2.50 Bathroom, 1,361 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Charming, move-in ready, and lovingly maintained! This beautifully updated home features new windows, shingles, window coverings, R60 attic insulation, hot water tank, furnace, and a new stove. Enjoy a welcoming front deck and an open-concept layout with rich hardwood floors and a cozy 3-sided gas fireplace. The bright white kitchen overlooks a lush backyard, perfect for family living. Three spacious bedrooms include a 2-piece ensuite in the primary. The developed basement offers a stone-feature gas fireplace, open TV/games area, a bedroom, workshop, and an additional bathroom. Outdoors, enjoy two patios and vibrant gardens—ideal for summer BBQs. Located on a quiet street close to schools and amenities, with an oversized heated double garage (24'4" x 22') and large driveway. Truly a special place to call home!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445893  |
| Price          | \$459,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,361     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1975                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1219 85 Street |
| Area        | Edmonton       |
| Subdivision | Satoo          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1X7        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 33             |

## Zoning

## Zone 29

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Listing information last updated on August 6th, 2025 at 3:32pm MDT