

## \$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 – 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 | 90             |
| Zoning         | Zone 02        |

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