

## \$405,000 - 11406 85 Street, Edmonton

MLS® #E4452179

**\$405,000**

3 Bedroom, 2.00 Bathroom, 1,032 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

LEGAL SUITE, offering an opportunity to generate income. You can choose to reside in the charming 2-bedroom upper suite or the cozy 1-bedroom lower suite, while renting out the other. Alternatively, you can opt to maximize your earnings by leasing both units for a robust cash flow. The builder's commitment to quality is evident, with substantial investments in upgrades that contribute to a more sustainable and energy-efficient home. These enhancements include R-24 insulated concrete form (ICF) basement walls, R-24 insulation, R-40 attic insulation, and energy-efficient LED lighting throughout, resulting in significant savings on monthly utility bills. The home's ingenious layout emphasizes complete independence, with separate entrances, laundry facilities, heating systems, water supplies, and electricity meters for each suite. As a bi-level property, both levels are flooded with an abundance of natural light, thanks to the expansive windows. Don't sleep on it, sleep in it



Built in 2019

### Essential Information

MLS® # E4452179

Price \$405,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,032                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11406 85 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3C9             |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Baseboard, Forced Air-1, Electric, Natural Gas                        |
| Stories      | 2                                                                     |
| Has Suite    | Yes                                                                   |
| Has Basement | Yes                                                                   |
| Basement     | Full, Finished                                                        |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 9th, 2025  
Days on Market                40  
Zoning                              Zone 05

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Listing information last updated on September 18th, 2025 at 5:47pm MDT