

\$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 | 61 |
| Zoning | Zone 02 |

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