

## \$270,000 - 23 3811 85 Street, Edmonton

MLS® #E4452195

**\$270,000**

3 Bedroom, 2.00 Bathroom, 1,615 sqft

Condo / Townhouse on 0.00 Acres

Richfield, Edmonton, AB

Fully Upgraded 3 BED Townhouse â€œ Like New Throughout! This bright and airy split-level home offers a rare open-concept layout with soaring vaulted ceilings and plenty of natural light. Recently renovated from top to bottom, it features NEW floors, a stunning NEW kitchen, beautifully updated bathrooms, and fresh paint throughout, CUSTOM FEATURE WALL with 72 inch electric fireplace and many other custom features including imported lights and tilesâ€”all in move-in-ready condition. Enjoy three massive bedrooms, a generous kitchen with pantry, a formal dining area, and a cozy living room with a corner fireplace. Step out to your private back patio or park with ease in your oversized double attached garage. Perfectly located in a desirable, convenient neighbourhoodâ€”this home feels brand new and is ready for you to move in and enjoy!

Built in 1990

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452195  |
| Price          | \$270,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,615     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1990              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 4 Level Split     |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 23 3811 85 Street |
| Area        | Edmonton          |
| Subdivision | Richfield         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6K 4C2           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio, Vaulted Ceiling |
| Parking   | Double Garage Attached |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Remote Control, See Remarks                                                |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                          |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stucco                                                          |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 29          |
| Condo Fee      | \$504            |

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Listing information last updated on September 20th, 2025 at 12:47am MDT