

## **\$449,000 - 317 85 Street, Edmonton**

MLS® #E4433516

**\$449,000**

4 Bedroom, 3.50 Bathroom, 1,436 sqft  
Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to the beautiful 2 storey home situated in the desirable community of Ellerslie, South Edmonton. Great starter home or investment property! live in, rent it or convert it to Airbnb for higher cash flow! Main floor greets you with large and bright living room with fireplace. Kitchen has upgraded quartz counter tops with lots of kitchen cabinets adjacent to dining area with a window overlooking to deck & backyard. Convenient main floor has 1/2 bath and laundry room. Upper level comes with a master bedroom with 4pc ensuite bathroom, walk-in closet and 2 more good sized bed rooms. Fully finished basement offers another bedroom, a family room and 4pc bathroom. Only minutes to airport, Anthony Henday and highway 2, public transportation, Schools and all amenities. Quick possession available. Come, check this out and make this home yours!

Built in 2003

### **Essential Information**

MLS® #	E4433516
Price	\$449,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,436
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	317 85 Street
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1H7

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 30th, 2025

Days on Market 21

Zoning Zone 53

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