

## \$399,900 - 13531 85a Street, Edmonton

MLS® #E4431771

**\$399,900**

3 Bedroom, 3.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Spacious Cedar Home on a Corner Lot with Renovated Kitchen & Tons of Parking!

Welcome to this beautiful 1595 sq ft Cedar home, perfectly situated on a corner lot and packed with standout features! Step inside to find a huge, fully renovated kitchen and a spacious dining area—perfect for family gatherings or entertaining guests. Enjoy the comfort of brand new flooring and fresh paint throughout, along with upgraded triple-pane windows upstairs and a newer patio door that opens onto a large deck. This home offers 4 large bedrooms (2 up, 2 down), with potential for a 5th bedroom—great for growing families or creating a home office. A thoughtful 1985 addition expanded the kitchen and dining area, giving you an open and airy layout. Main floor laundry, 2 furnaces, central A/C, central vac, and a 3-piece bathroom connected to one of the downstairs bedrooms add even more convenience. There's also ample storage space in the finished basement.

Built in 1964

### Essential Information

MLS® #	E4431771
Price	\$399,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,595
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13531 85a Street
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3A6

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 17th, 2025

Days on Market                15

Zoning                            Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 1:17am MDT