

# \$250,000 - 11423 85 St, Edmonton

MLS® #E4463206

## \$250,000

2 Bedroom, 1.00 Bathroom, 710 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Looking for a home thatâ€™s equal parts stylish, comfortable, and convenient? This beautifully updated property delivers all that and more! It is just steps from transit, Commonwealth Stadium and rec center, and local amenities, including grocery shopping and local businesses. This home has been thoughtfully refreshed throughout with a bright and spacious main floor featuring a modernized kitchen with updated finishes, while the rest of the space offers a warm, inviting feel thatâ€™s move-in ready. Whether youâ€™re a first-time buyer looking for a great starter home or an investor searching for a solid opportunity, this property is packed with potential. Located in a vibrant area seeing exciting redevelopment and growth, this is a smart buy for today and a promising investment for the future.

Built in 1932

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463206  |
| Price          | \$250,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 710       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1932                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11423 85 St         |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3E1             |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Front Porch, No Smoking Home |
| Parking   | Single Garage Detached       |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                        |
| Stories      | 1                                                                                                                                |
| Has Basement | Yes                                                                                                                              |
| Basement     | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Block, Concrete Perimeter                                                                                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 05            |

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