

## **\$449,900 - 11415 85 Street, Edmonton**

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MLS® #E4458345

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,338 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

This Parkdale charmer fuses historic soul with modern polish in one of Edmonton's most walkable, up-and-coming neighbourhoods. Steps away from the Commonwealth Stadium, Community Rec Centre & Stadium LRT, the North Saskatchewan River Valley, and minutes from Downtown, the Royal Alex, Kingsway Mall, and an array of eateries & shops. Two storeys of character: upstairs there are 2 bedrooms plus a 5-piece bath with jetted tub and tons of natural light. Main floor has a 3rd bedroom, bright & spacious living room, large 3-piece bath, and a kitchen built for gathering, with exposed open-beam ceilings and refinished gorgeous hardwood floors in the living room and main-floor bedroom. An added separate entrance takes you to the unfinished basement which features full ceiling height, lots of windows, and is roughed in for both kitchen & bath, ideal to build out a full 2-bedroom suite. This is your chance to live bold, breathe art, bike paths, green space, and culture—all while feeling rooted in the real Edmonton.

Built in 1929

### **Essential Information**

MLS® # E4458345

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,338                  |
| Acres          | 0.00                   |
| Year Built     | 1929                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11415 85 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3E1             |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | On Street Parking, Front Porch, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Rear Drive Access, Single Garage Detached                                       |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Stories      | 2                                                                                                                 |
| Has Basement | Yes                                                                                                               |
| Basement     | Full, Unfinished                                                                                                  |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                      |

Foundation Concrete Perimeter

### Additional Information

Date Listed September 18th, 2025

Days on Market 59

Zoning Zone 05



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Listing information last updated on November 16th, 2025 at 4:32am MST