

## \$399,990 - 13528 85a Street, Edmonton

MLS® #E4442004

**\$399,990**

4 Bedroom, 2.00 Bathroom, 1,067 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Welcome to this charming open-beam bungalow in the heart of Glengarry! This 1067 sq ft home features an updated kitchen with stylish backsplash & stainless steel appliances. The main floor is complete with 3 bedrooms and 4 piece bathroom. Make your way downstairs to a large rec room, additional bedroom and 3 piece bathroom. Step outside to a massive yard with endless potential - perfect for entertaining & gardening. The extended driveway offers plenty of space and is easily adaptable for RV parking or multiple vehicles. With both side and back alley access, this large lot provides exceptional privacy and flexibility, with only one direct neighbor. Located close to parks, schools, shopping, and public transit, this property combines comfort, convenience, and investment potential. A fantastic opportunity in a mature, family-friendly neighborhood - this is a must-see home that truly stands out!

Built in 1963

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442004  |
| Price      | \$399,990 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,067                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13528 85a Street |
| Area        | Edmonton         |
| Subdivision | Glengarry        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 3A5          |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Vaulted Ceiling                |
| Parking   | Double Garage Detached, Heated |

### Interior

|              |                                               |
|--------------|-----------------------------------------------|
| Appliances   | Dryer, Oven-Microwave, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                     |
| Stories      | 2                                             |
| Has Basement | Yes                                           |
| Basement     | Full, Finished                                |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                     |
| Exterior Features | Corner Lot, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Brick, Stucco, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |

## Zoning

## Zone 02

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