

## \$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

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 June 16th, 2025 at 6:32am MDT