

## \$349,900 - 16 735 85 Street, Edmonton

MLS® #E4451146

### \$349,900

3 Bedroom, 2.50 Bathroom, 1,468 sqft  
Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

You will love this bright and spacious 3-bedroom, 2.5-bath half duplex located just minutes from South Edmonton Common and the Anthony Henday. As an end unit, it offers extra windows for abundant natural light and added privacy. The open-concept living, dining, and kitchen area flows seamlessly onto your private deck—perfect for relaxing or entertaining. The main floor also features a convenient two-piece bath and an oversized double attached garage. Upstairs, the large primary suite easily fits a king-size bed and includes a walk-in closet and full ensuite. Two additional bedrooms, a full bath, and a spacious upstairs laundry complete the level. The unfinished basement awaits your personal touch for future development. A new furnace was installed in 2021 with a 10-year warranty for your peace of mind. Enjoy maintenance-free living in this meticulously cared-for home, ideally situated near schools.

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451146  |
| Price      | \$349,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,468             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16 735 85 Street |
| Area        | Edmonton         |
| Subdivision | Ellerslie        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0K5          |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Storage-In-Suite |
| Parking Spaces | 4                                                                       |
| Parking        | Double Garage Attached                                                  |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Stories      | 2                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | Full, Unfinished                                                                                    |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 53          |
| Condo Fee      | \$219            |

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Listing information last updated on August 8th, 2025 at 2:32am MDT