

\$399,900 - 13531 85a Street, Edmonton

MLS® #E4431771

\$399,900

3 Bedroom, 3.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

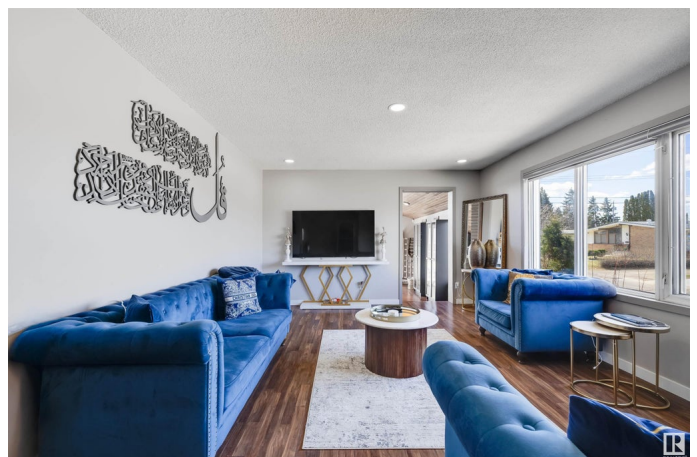
Spacious Cedar Home on a Corner Lot with Renovated Kitchen & Tons of Parking!

Welcome to this beautiful 1595 sq ft Cedar home, perfectly situated on a corner lot and packed with standout features! Step inside to find a huge, fully renovated kitchen and a spacious dining area—perfect for family gatherings or entertaining guests. Enjoy the comfort of brand new flooring and fresh paint throughout, along with upgraded triple-pane windows upstairs and a newer patio door that opens onto a large deck. This home offers 4 large bedrooms (2 up, 2 down), with potential for a 5th bedroom—great for growing families or creating a home office. A thoughtful 1985 addition expanded the kitchen and dining area, giving you an open and airy layout. Main floor laundry, 2 furnaces, central A/C, central vac, and a 3-piece bathroom connected to one of the downstairs bedrooms add even more convenience. There's also ample storage space in the finished basement.

Built in 1964

Essential Information

MLS® #	E4431771
Price	\$399,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,595
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13531 85a Street
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3A6

Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed April 17th, 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 April 21st, 2025 at 4:32pm MDT