# \$449,000 - 317 85 Street, Edmonton

MLS® #E4433516

# \$449,000

4 Bedroom, 3.50 Bathroom, 1,436 sqft Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to the beautiful 2 storey home situated in the desirable community of Ellerslie, South Edmonton. Great starter home or investment property! live in, rent it or convert it to Airbnb for higher cash flow! Main floor greets you with large and bright living room with fireplace. Kitchen has upgraded quartz counter tops with lots of kitchen cabinets adjacent to dining area with a window overlooking to deck & backyard. Convenient main floor has 1/2 bath and laundry room. Upper level comes with a master bedroom with 4pc ensuite bathroom, walk-in closet and 2 more good sized bed rooms. Fully finished basement offers another bedroom, a family room and 4pc bathroom. Only minutes to airport, Anthony Henday and highway 2, public transportation, Schools and all amenities. Quick possession available. Come, check this out and make this home yours!

Built in 2003

## **Essential Information**

MLS® # E4433516 Price \$449,000

Bedrooms 4

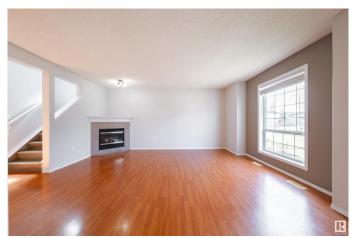
Bathrooms 3.50

Full Baths 3









Square Footage 1,436 Acres 0.00 Year Built 2003

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 317 85 Street

Area Edmonton

Subdivision Ellerslie

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1H7

# **Amenities**

Amenities Carbon Monoxide Detectors, Deck, Detectors Smoke

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Hood Fan,

Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 30th, 2025

Days on Market 20

Zoning Zone 53

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Listing information last updated on May 20th, 2025 at 11:18am MDT