

Courtesy Of Billy Assaf Of RE/MAX River City

## \$439,900 - 206 85 Street, Edmonton

MLS® #E4441639

**\$439,900**

4 Bedroom, 2.50 Bathroom, 1,315 sqft  
Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Warm & inviting, this 3-bedroom and 2.5-bath home in sought-after family friendly community of Ellerslie! This well-kept property features a spacious living room with gas fireplace and tons of natural light. The bright white kitchen includes a breakfast bar, separate dining area and pantry. Upstairs offers a primary bedroom with a 4-piece en-suite and walk-in closet, plus two more bedrooms and additional 4-piece bath. The finished basement includes a spacious family room with bar, making for the perfect entertaining area, additional bedroom/office, large storage room and laundry. A half bath and side entrance lead to a large deck and landscaped yard—Enjoy a dip in the hot tub, this space is perfect for evenings outdoors and relaxing. Enjoy the oversized garage and fantastic location, just minutes to South Edmonton Common, parks, schools, public transportation, Anthony Henday, airport and all other major amenities. Move-in ready and full of charm!

Built in 2004

### Essential Information

MLS® #	E4441639
Price	\$439,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,315
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	206 85 Street
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1H5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sakaw School
Middle	Kisewatisiwin School
High	J. Percy Page School

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 53

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