

## \$589,900 - 6707 85 Street, Edmonton

MLS® #E4431385

**\$589,900**

4 Bedroom, 2.00 Bathroom, 941 sqft

Single Family on 0.00 Acres

Argyll, Edmonton, AB

Welcome to this beautiful well kept bungalow just one block from Mill Creek Ravine Off-Leash Park. This home features many upgraded items that you may not notice at first glance. The Main Floor features Hardwood Flooring, an upgraded kitchen, two bedrooms and an upgraded bathroom. The roof was redone (2015). The renovated basement features two more additional bedrooms, a renovated bathroom with heated floors. The Basement Windows were redone, Weeping Tile, Foundation Membrane and a Sump Pump have been added. HWT was done (2021). Newer Steps and Sidewalks. The Garage Door on the Single Detached Garage was replaced. Gorgeous Backyard just steps away from the ravine, and tucked away on a cozy quiet street in Argyll, these homes are a rare find!

Built in 1955

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431385  |
| Price          | \$589,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 941       |
| Acres          | 0.00      |
| Year Built     | 1955      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 6707 85 Street |
| Area        | Edmonton       |
| Subdivision | Argyll         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2X1        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Hot Water Natural Gas  |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |             |
|------------|-------------|
| Elementary | Mill Creek  |
| Middle     | King Edward |
| High       | Vimy Ridge  |

**Additional Information**

Date Listed            April 17th, 2025  
Days on Market      13  
Zoning                 Zone 17

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