

## **\$249,900 - 12117 85 Street, Edmonton**

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MLS® #E4450183

**\$249,900**

2 Bedroom, 1.50 Bathroom, 818 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Outstanding opportunity in Eastwood! 50'x150' lot is prime for redevelopment. RF3 zoning. Currently there is a 1945 built bungalow on the property. The house is in good shape and could be lived in or rented out while you make future plans. Over 800 sq ft plus the basement. Garage with addition is also great for storage or use. Beautiful tree lined street in a mature neighbourhood. Easy access to Yellowhead and transit!



Built in 1945

### **Essential Information**

MLS® #	E4450183
Price	\$249,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	818
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12117 85 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1C7

### **Amenities**

Amenities	Front Porch, No Smoking Home
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Landscaped, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	2
Zoning	Zone 05

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Listing information last updated on July 31st, 2025 at 12:32pm MDT