

\$439,800 - 1303 85 Street, Edmonton

MLS® #E4446729

\$439,800

4 Bedroom, 2.50 Bathroom, 1,323 sqft
Single Family on 0.00 Acres

Satoo, Edmonton, AB

GARDENER'S START YOUR TROWELS!!

This CUSTOM OPEN BEAM bungalow in SATOO is bursting with charm and updates! Offering 3+1 bdrms, 2.5 baths & CENTRAL A/C. Recent UPGRADES, new vinyl plank flooring, fresh paint, new eavestroughs (house/garage), new deck, patio door, back door, garage roof 2024, window well for basement bedroom, plus new furnace motors & hot water tank 2024. Outside is a GARDENER'S PARADISE with amazing perennial gardens, RV parking & an OVERSIZED double detached garage. This one CHECKS ALL THE BOXES & is MOVE-IN READYwaiting for you!

Built in 1975

Essential Information

MLS® #	E4446729
Price	\$439,800
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,323
Acres	0.00
Year Built	1975
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1303 85 Street
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1X7

Amenities

Amenities	On Street Parking, Air Conditioner, Detectors Smoke, Fire Pit, No Smoking Home
Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Composition, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 8th, 2025

Days on Market 5

Zoning Zone 29

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