

## \$354,900 - 8107 85 Street, Edmonton

MLS® #E4432940

**\$354,900**

3 Bedroom, 2.50 Bathroom, 1,356 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

**RARE OPPORTUNITY: AFFORDABLE LIVING** in the community of KING EDWARD PARK. Located near Bonnie Doon Mall, the bus stops and LRT Station, Mill Creek Ravine, Whyte Ave, Schoolsâ€” this could be an awesome rental property for university students, a small family, or a couple who works downtown. This **SELF-MANAGED TOWNHOME** comprises of 4 owners, who together make the simple decisions. It keeps the condo fees to a minimum of only \$200/mth. 3 Bedroom Upstairs, 2.5 Baths (including a 3 pce ensuite), and unfinished basement. Main Floor with Vinyl Plank Flooring, Kitchen with Stainless Steel Appliances. Furnace and Hot Water Tank are 2024. Plenty of Parking â€” Single Garage, Parking Pad in the front, Assigned Parking Stall to the North (stall#3) and Street Parking. This great opportunity can be yours!

Built in 2000

### Essential Information

MLS® #	E4432940
Price	\$354,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,356
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	8107 85 Street
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4S3

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Parking Pad Cement/Paved, Single Garage Attached, Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, No Back Lane, Not Fenced, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	15
Zoning	Zone 17
Condo Fee	\$200

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Listing information last updated on May 10th, 2025 at 8:17pm MDT