

\$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	21
Zoning	Zone 17
Condo Fee	\$200

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