# \$735,900 - 9633 85 Street, Edmonton

MLS® #E4436388

# \$735.900

3 Bedroom, 2.50 Bathroom, 1,813 sqft Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Stunning new infill with views of the Edmonton River Valley & Downtown, close to schools, parks & the LRT. This 2-storey style home boasts over 1812 sq.ft., with an open & bright plan, thoughtful selection and exquisite finishing. The spacious kitchen has a large island, 2-tone cabinetry, quartz counters & s/s appliances. The living and dining areas have designer lighting, fireplace, 9' ceilings & wide-plank engineered hardwood. As you proceed upstairs with the modern oak handrail to guide you, a primary suite awaits with vaulted ceilings, gorgeous views, walk-in closet & 5-piece ensuite with freestanding tub + separate shower. There are two more spacious bedrooms on this level, plus a full 4-piece bath and large laundry room. Complete the package with: full landscaping; triple pane windows; tankless hot water; Hardie plank; HRV; separate entrance to basement; deck; & a double detached garage. Close to schools, shopping, transportation & walking distance to great Edmonton festivals & river valley trails.

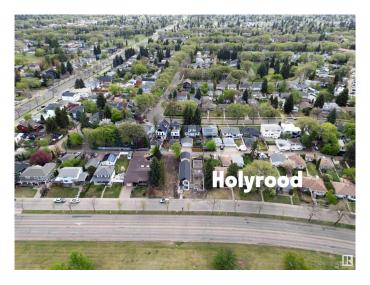


# **Essential Information**

MLS® # E4436388 Price \$735,900







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,813

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 9633 85 Street

Area Edmonton
Subdivision Holyrood
City Edmonton
County ALBERTA

Province AB

Postal Code T6C 3E3

#### **Amenities**

Amenities On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck,

No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas

Stove Hookup, 9 ft. Basement Ceiling

Parking Spaces 3

Parking Double Garage Detached, Insulated

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Metal, Vinyl, Hardie Board Siding

Exterior Features Flat Site, Park/Reserve, Paved Lane, Playground Nearby, Public

Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill

Nearby, View Downtown

Roof Asphalt Shingles

Construction Wood, Metal, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 14th, 2025

Days on Market 38

Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 21st, 2025 at 4:17pm MDT