

## \$474,900 - 12128 85, Edmonton

MLS® #E4446707

### \$474,900

4 Bedroom, 3.50 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Excellent investment property, perfect for young family starting out OR BOTH! High walk score, 5 min NAIT, Grant MacEwan, Schools, Shopping, down town Edmonton. 3 bedroom, 2.5 bathroom, 1420 square foot, two story duplex with LEGAL SUITE, separate entrance and laundry. NEW PAINT and CARPET throughout! NEW STAINLESS APPLIANCES. Double detached garage with dog run. Open concept main floor, natural gas fireplace with tile surround, lots of natural light, pot lighting, california knockdown ceilings, rounded corners, roller shade window coverings. Upstairs laundry, massive master bedroom, ceiling fan, 3 piece ensuite, walk in closet. Freshly painted front, side and rear porch. Pride of ownership, clean house!

Built in 2007

### Essential Information

MLS® #	E4446707
Price	\$474,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,421
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12128 85
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3G6

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Vinyl Windows, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Fan-Ceiling, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Countertop Electric, Washer - Energy Star, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	5
Zoning	Zone 05

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