

## \$299,900 - 12325 85 St, Edmonton

MLS® #E4441729

**\$299,900**

3 Bedroom, 1.00 Bathroom, 891 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome to this investment property with Huge lot (48'x150') RF3 ZONING in the EASTWOOD neighbourhood. This property has total 3 Bedrooms, 1 full washroom, Laundry & double detached garage. On the main floor there are 3 good size bedrooms, living room, full washroom. This huge 48 x 150 ft lot zoned RF3 is situated on a beautiful tree lined street in central Eastwood. This LARGE LOT provides tons of potential for future development, NEW BYLAWS build a side by side duplex plus basement suites or split the lot into 2 skinnies – the possibilities are endless! Providing quick and easy access to downtown, NAIT and Kingsway Mall and within walking distance to parks, schools, & public transit – the location is fantastic. MUST SEE!!

Built in 1931

### Essential Information

MLS® #	E4441729
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	891
Acres	0.00
Year Built	1931



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12325 85 St
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3H1

### Amenities

Amenities	Infill Property
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 05

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 16th, 2025 at 1:47am MDT