

# \$439,800 - 1303 85 Street, Edmonton

MLS® #E4446729

**\$439,800**

4 Bedroom, 2.50 Bathroom, 1,323 sqft  
Single Family on 0.00 Acres

Satoo, Edmonton, AB

**GARDENER'S START YOUR TROWELS!!**

This CUSTOM OPEN BEAM bungalow in SATOO is bursting with charm and updates! Offering 3+1 bdrms, 2.5 baths & CENTRAL A/C. Recent UPGRADES, new vinyl plank flooring, fresh paint, new eavestroughs (house/garage), new deck, patio door, back door, garage roof 2024, window well for basement bedroom, plus new furnace motors & hot water tank 2024. Outside is a GARDENER'S PARADISE with amazing perennial gardens, RV parking & an OVERSIZED double detached garage. This one CHECKS ALL THE BOXES & is MOVE-IN READYwaiting for you!

Built in 1975

**Essential Information**

MLS® #	E4446729
Price	\$439,800
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,323
Acres	0.00
Year Built	1975
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1303 85 Street
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1X7

### Amenities

Amenities	On Street Parking, Air Conditioner, Detectors Smoke, Fire Pit, No Smoking Home
Parking Spaces	6
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Composition, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 8th, 2025

Days on Market 6

Zoning Zone 29

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