

# \$364,900 - 8107 85 Street, Edmonton

MLS® #E4432940

**\$364,900**

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, Schools! 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 - 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      | \$364,900 |
| 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 | 5                |
| Zoning         | Zone 17          |
| Condo Fee      | \$200            |

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Listing information last updated on April 30th, 2025 at 1:02pm MDT