

# \$625,000 - 18404 85 Avenue, Edmonton

MLS® #E4427585

## \$625,000

5 Bedroom, 3.00 Bathroom, 1,760 sqft  
Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Looking for a large bungalow on a giant sized pie lot close to West Edmonton Mall? Check out this 1760 sq ft beauty with lots of upgrades. Featuring 2 full kitchens with all appliances included, all 3 bathrooms have been redone, gas fireplace in family room, rubber shingles, large 2 tier deck and a rare find 24 x 24 attached garage with an 8 x 16 door. Don't miss out

Built in 1989

### Essential Information

MLS® #	E4427585
Price	\$625,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,760
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	18404 85 Avenue
Area	Edmonton



Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1G7

### **Amenities**

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", No Smoking Home, Skylight, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Storage Shed, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	See Remarks
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	7
Zoning	Zone 20

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 April 2nd, 2025 at 2:17am MDT