

\$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 13

Zoning Zone 29

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Listing information last updated on July 21st, 2025 at 8:17pm MDT