

\$625,000 - 9559 85 St Nw, Edmonton

MLS® #E4457390

\$625,000

5 Bedroom, 4.00 Bathroom, 1,408 sqft
Single Family

Holyrood, Edmonton, Alberta

Step into this stylish home with a 2-BEDROOM LEGAL BASEMENT, ideally located just steps from Edmonton's breathtaking River Valley trails. This home impresses with its sleek modern design, open-concept layout, and upscale finishes throughout. The main living area features bright, airy spaces with large windows and a chic colour palette. A fully equipped kitchen with stainless steel appliances and a half-bathroom completes this level. Upstairs, you'll find three generous bedrooms, a laundry area, and two full washrooms, including the ensuite washroom and a walk-in closet designed for comfort and convenience. The 2-bedroom LEGAL basement suite with its own private entrance is ideal for generating rental income, hosting extended family, or creating a flexible live-in arrangement. Situated in a highly desirable neighborhood near the river valley, downtown, schools, parks, and all amenities, this home offers the perfect blend of lifestyle, location, and investment opportunity. (id:6289)

Built in 2023

Essential Information

Listing #	E4457390
Price	\$625,000
Bedrooms	5
Bathrooms	4.00



Half Baths	1
Square Footage	1,408
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9559 85 St Nw
Subdivision	Holyrood
City	Edmonton
Province	Alberta
Postal Code	T6C3E1

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Ceiling - 9ft
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Microwave, Washer/Dryer Stack-Up, Washer, Window Coverings, Refrigerator, Two stoves
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Candid Realty & Management Ltd
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