

\$849,000 - 9635 85 St Nw, Edmonton

MLS® #E4461875

\$849,000

5 Bedroom, 4.00 Bathroom, 2,096 sqft
Single Family on 0.08 Acres

Holyrood, Edmonton, Alberta

This 2.5 Story style home, features an amazing top level with a spacious balcony and spectacular river valley views! With over 2096 sq.ft., the floor plan is open and bright, with 5 bedrooms, 5 bathrooms and a designer finishing package. The main level boasts hardwood flooring, 9' ceilings, fireplace and pot lighting. The chef's kitchen is amazing with: modern cabinetry; quartz; large island; gas cooktop; s/s appliances; and w/in pantry. The upper level has 3 spacious bedrooms, including an impressive primary suite with 5-piece ensuite. The top level has flexibility as another bedroom, fitness or living area, with easy access out to the balcony and sprawling views. The fully finished basement with a separate entrance, includes the 5th bedroom, full bathroom and wet-bar. Upgrades include triple pane windows, HRV, tankless hot water and spray foam insulation. Double garage, full landscaping, fence and deck included. Minutes to downtown, river-valley, shopping, restaurants, golf, ski-hills and LRT! (id:6289)

Built in 2025

Essential Information

Listing #	E4461875
Price	\$849,000
Bedrooms	5
Bathrooms	4.00
Half Baths	2



Square Footage	2,096
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9635 85 St Nw
Subdivision	Holyrood
City	Edmonton
Province	Alberta
Postal Code	T6C3E3

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill, Ceiling - 9ft, Vinyl Windows
Features	Flat site, Paved lane, Park/reserve, Closet Organizers, Exterior Walls-2x6", No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Detached Garage
# of Garages	1
View	Valley view, City view

Interior

Appliances	Dishwasher, Dryer, Microwave Range Hood Combo, Oven - Built-In, Refrigerator, Stove, Washer
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	3
Has Basement	Yes

Listing Details

Listing Office	RE/MAX Real Estate
----------------	--------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of

CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 18th, 2025 at 5:16am MDT