

## \$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. Donâ€™t miss out

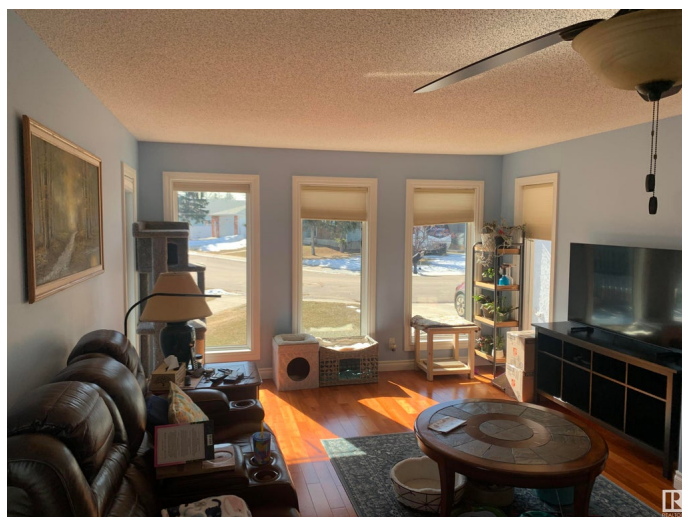
Built in 1989

### 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 | 25               |
| 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 20th, 2025 at 1:32pm MDT