

## \$474,900 - 12128 85, Edmonton

MLS® #E4446707

### \$474,900

4 Bedroom, 3.50 Bathroom, 1,421 sqft  
Single Family on 0.00 Acres

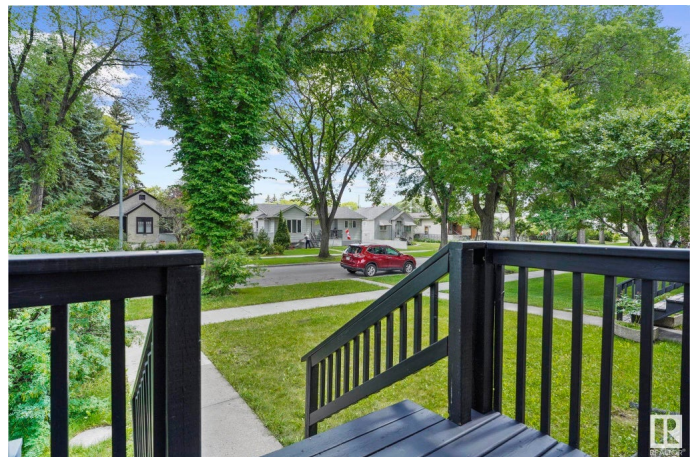
Eastwood, Edmonton, AB

Excellent investment property, perfect for young family starting out OR BOTH! High walk score, 5 min NAIT, Grant MacEwan, Schools, Shopping, down town Edmonton. 3 bedroom, 2.5 bathroom, 1420 square foot, two story duplex with LEGAL SUITE, separate entrance and laundry. NEW PAINT and CARPET throughout! NEW STAINLESS APPLIANCES. Double detached garage with dog run. Open concept main floor, natural gas fireplace with tile surround, lots of natural light, pot lighting, california knockdown ceilings, rounded corners, roller shade window coverings. Upstairs laundry, massive master bedroom, ceiling fan, 3 piece ensuite, walk in closet. Freshly painted front, side and rear porch. Pride of ownership, clean house!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446707  |
| Price          | \$474,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,421     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2007          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |          |
|-------------|----------|
| Address     | 12128 85 |
| Area        | Edmonton |
| Subdivision | Eastwood |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5B 3G6  |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Vinyl Windows, HRV System |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher - Energy Star, Fan-Ceiling, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Countertop Electric, Washer - Energy Star, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Vinyl                          |
| Exterior Features | Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 05        |

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 July 23rd, 2025 at 4:17am MDT