\$735,900 - 9633 85 Street, Edmonton

MLS® #E4436388

\$735.900

3 Bedroom, 2.50 Bathroom, 1,813 sqft Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Stunning new infill with views of the Edmonton River Valley & Downtown, close to schools, parks & the LRT. This 2-storey style home boasts over 1812 sq.ft., with an open & bright plan, thoughtful selection and exquisite finishing. The spacious kitchen has a large island, 2-tone cabinetry, quartz counters & s/s appliances. The living and dining areas have designer lighting, fireplace, 9' ceilings & wide-plank engineered hardwood. As you proceed upstairs with the modern oak handrail to guide you, a primary suite awaits with vaulted ceilings, gorgeous views, walk-in closet & 5-piece ensuite with freestanding tub + separate shower. There are two more spacious bedrooms on this level, plus a full 4-piece bath and large laundry room. Complete the package with: full landscaping; triple pane windows; tankless hot water; Hardie plank; HRV; separate entrance to basement; deck; & a double detached garage. Close to schools, shopping, transportation & walking distance to great Edmonton festivals & river valley trails.

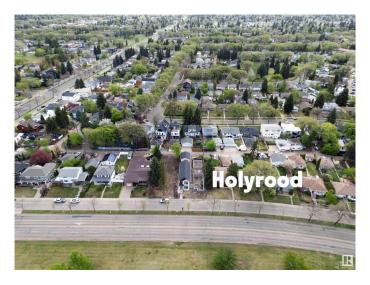


Essential Information

MLS® # E4436388 Price \$735,900







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,813

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 9633 85 Street

Area Edmonton
Subdivision Holyrood
City Edmonton
County ALBERTA

Province AB

Postal Code T6C 3E3

Amenities

Amenities On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck,

No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas

Stove Hookup, 9 ft. Basement Ceiling

Parking Spaces 3

Parking Double Garage Detached, Insulated

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Metal, Vinyl, Hardie Board Siding

Exterior Features Flat Site, Park/Reserve, Paved Lane, Playground Nearby, Public

Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill

Nearby, View Downtown

Roof Asphalt Shingles

Construction Wood, Metal, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed May 14th, 2025

Days on Market 82

Zoning Zone 18

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 August 4th, 2025 at 6:17am MDT