

## \$469,900 - 17107 85 Avenue, Edmonton

MLS® #E4439304

**\$469,900**

6 Bedroom, 3.00 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Spacious 6 BEDROOM, 4 BATH home with a SECOND KITCHEN and IN-LAW SUITE—perfect for extended family or added flexibility. This meticulously maintained 4-LEVEL SPLIT is located in the heart of Thornccliffe, just a short walk to WEST EDMONTON MALL and the FUTURE LRT STATION. Updates incl. NEWER VINYL WINDOWS, GRANITE countertops in the kitchen and main bath, updated flooring and appliances, Main roof (2016), Garage roof (2021), HOT WATER HEATER (2025), and an OVERSIZED 22'™ x 24'™ double detached GARAGE—all in MOVE-IN READY condition. SOUTH-FACING yard features cherry & apple trees, Japanese peony, a spectacular purple clematis and lush raspberries—fully landscaped for peace & privacy. A unique feature of this street is NO BACK LANE—offering deeper lots and added seclusion. Long-term owners have taken great pride in this home. Excellent WALK SCORE for families, with ELEMENTARY, JUNIOR HIGH, and HIGH SCHOOLS all nearby. A RARE OPPORTUNITY in a PRIME LOCATION that offers space, upgrades, and versatility.

Built in 1972

### Essential Information



MLS® #	E4439304
Price	\$469,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,265
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	17107 85 Avenue
Area	Edmonton
Subdivision	Thorncliffe (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0K7

### Amenities

Amenities	Crawl Space, Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	4
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Metal
Exterior Features	Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

**School Information**

Elementary	Thornccliffe
Middle	Hillcrest
High	Jasper Place

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	5
Zoning	Zone 20

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Listing information last updated on June 2nd, 2025 at 11:47pm MDT