

\$399,900 - 9539 85 Street, Edmonton

MLS® #E4447643

\$399,900

4 Bedroom, 2.00 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

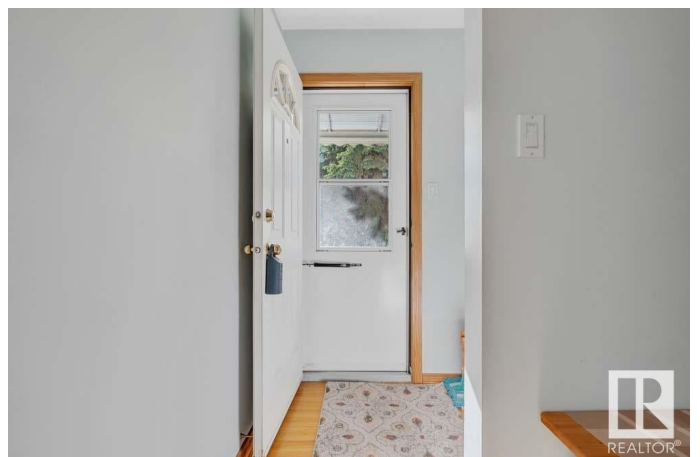
Holyrood, Edmonton, AB

Welcome to 9539 85 Street â€” a charming 1.5 storey home in Holyrood offering 1,278 sq ft above grade and exceptional value under \$400K. Set on a spacious reverse pie lot with a lovely yard, front parking pad, and double detached garage, this well-maintained property is full of character. The main floor features a bright living area with ordinal hardwood flooring, a full bathroom, and a versatile bedroom or home office. Upstairs youâ€™ll find two more comfortably sized bedrooms. The finished basement adds extra living space, a fourth bedroom, and another full bathroom â€” ideal for guests or a growing family. Located on a main road with easy access to downtown, schools, parks, and the River Valley, this is a fantastic opportunity to own a solid family home in one of Edmontonâ€™s most established central communities.

Built in 1953

Essential Information

MLS® #	E4447643
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,279



Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	9539 85 Street
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3E1

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 14th, 2025
Days on Market	13
Zoning	Zone 18

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Listing information last updated on July 27th, 2025 at 6:47am MDT