

## \$399,900 - 9539 85 Street, Edmonton

MLS® #E4447643

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

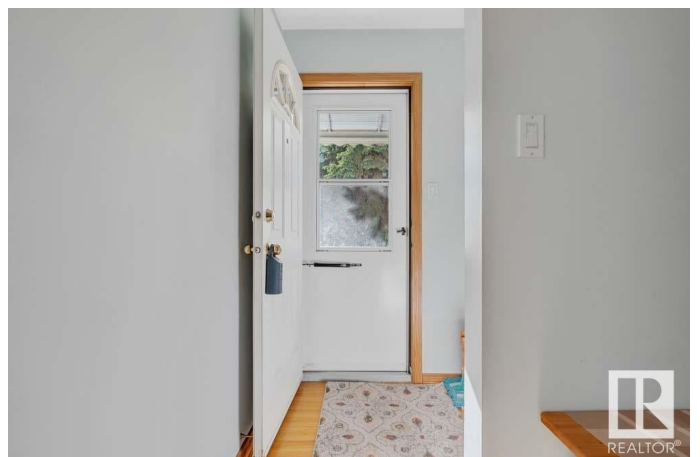
Holyrood, Edmonton, AB

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	2
Zoning	Zone 18

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Listing information last updated on July 16th, 2025 at 3:47pm MDT