

## **\$749,000 - 9633 85 Street, Edmonton**

MLS® #E4426724

**\$749,000**

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.

Built in 2024

### **Essential Information**

MLS® # E4426724

Price \$749,000



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	March 20th, 2025
Days on Market	47
Zoning	Zone 18

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Listing information last updated on May 6th, 2025 at 8:32am MDT