

## \$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 | 42               |
| Zoning         | Zone 18          |

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Listing information last updated on May 1st, 2025 at 12:32pm MDT