

## \$419,990 - 11406 85 Street, Edmonton

MLS® #E4452179

**\$419,990**

3 Bedroom, 2.00 Bathroom, 1,032 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

LEGAL SUITE, offering an opportunity to generate income. You can choose to reside in the charming 2-bedroom upper suite or the cozy 1-bedroom lower suite, while renting out the other. Alternatively, you can opt to maximize your earnings by leasing both units for a robust cash flow. The builder's commitment to quality is evident, with substantial investments in upgrades that contribute to a more sustainable and energy-efficient home. These enhancements include R-24 insulated concrete form (ICF) basement walls, R-24 insulation, R-40 attic insulation, and energy-efficient LED lighting throughout, resulting in significant savings on monthly utility bills. The home's ingenious layout emphasizes complete independence, with separate entrances, laundry facilities, heating systems, water supplies, and electricity meters for each suite. As a bi-level property, both levels are flooded with an abundance of natural light, thanks to the expansive windows. Don't sleep on it, sleep in it



Built in 2019

### Essential Information

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Price \$419,990

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,032
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	11406 85 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3C9

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 9th, 2025

Days on Market                2

Zoning                              Zone 05

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Listing information last updated on August 11th, 2025 at 8:32am MDT