

\$650,000 - 9559 85 Street, Edmonton

MLS® #E4457390

\$650,000

5 Bedroom, 3.50 Bathroom, 1,408 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Step into this stylish home with a 2-BEDROOM LEGAL BASEMENT, ideally located just steps from Edmonton's breathtaking River Valley trails. This home impresses with its sleek modern design, open-concept layout, and upscale finishes throughout. The main living area features bright, airy spaces with large windows and a chic colour palette. A fully equipped kitchen with stainless steel appliances and a half-bathroom completes this level. Upstairs, you'll find three generous bedrooms, a laundry area, and two full washrooms, including the ensuite washroom and a walk-in closet designed for comfort and convenience. The 2-bedroom LEGAL basement suite with its own private entrance is ideal for generating rental income, hosting extended family, or creating a flexible live-in arrangement. Situated in a highly desirable neighborhood near the river valley, downtown, schools, parks, and all amenities, this home offers the perfect blend of lifestyle, location, and investment opportunity.

Built in 2023

Essential Information

MLS® # E4457390

Price \$650,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,408
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9559 85 Street
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3E1

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft.
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, River View, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Avonmore School
Middle	Kenilworth School
High	McNally School

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 15th, 2025 at 12:02pm MDT