

## \$308,900 - 12430 85 Street, Edmonton

MLS® #E4448034

### \$308,900

3 Bedroom, 2.00 Bathroom, 1,322 sqft  
Condo / Townhouse on 0.00 Acres

Eastwood, Edmonton, AB

Located in the quiet, mature community of Eastwood, this updated 2-storey condo offers over 1300 sq ft of living space—perfect for first-time buyers or investors! The main floor features a spacious living room with fireplace, 2-piece bath, bright kitchen with ample cabinetry, and a dining nook with patio doors to the deck. Upstairs you’ll find brand new flooring, two good-sized bedrooms, a full bath, AND a large primary bedroom with walk-in closet and 2-piece ensuite. The main and upper floors (including ceilings) have been freshly painted, and the staircase has new flooring and a modern banister. Recent upgrades include a new furnace. Appliances included. Comes with two parking stalls! Just steps from a park, playground, and school, with quick access to Yellowhead Trail and public transit. Move-in ready and priced to sell—don’t miss it!

Built in 1974

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448034  |
| Price      | \$308,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,322             |
| Acres          | 0.00              |
| Year Built     | 1974              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12430 85 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3H2         |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | Parking-Plug-Ins |
| Parking   | 2 Outdoor Stalls |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Brick Facing                                                               |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                          |
| Exterior Features | Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 05         |
| Condo Fee      | \$220           |

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Listing information last updated on August 6th, 2025 at 11:47pm MDT