



## 10047 85 Avenue Edmonton AB

\$645,000

This charming two-story home has a LEGAL SUITE and a NEW FOUNDATION! Located in vibrant Strathcona, the home features 3 bedrooms & 1.5 bathrooms up, & a self-contained one-bedroom legal suite! The main floor offers an open-concept kitchen and formal dining room with a wood-burning stove, perfect for entertaining. The living room opens onto a front veranda and courtyard. Upstairs, the spacious primary bedroom boasts ample closet space and access to an upper deck. Two additional bedrooms and a classic four-piece bathroom with a clawfoot tub complete the upper level. Original features like 9ft ceilings, hardwood floors, and traditional mouldings have been preserved, enhancing the home's character. Outside, the property features a private corner lot with a large deck and a double garage, just steps from the local farmers market, Whyte Avenue, and Mill Creek Ravine. Quick access to UofA, Downtown, & more - Don't miss this opportunity at a classic character home with a mortgage helper.

Listing Presented By:



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