

## \$305,000 - 12430 85 Street, Edmonton

MLS® #E4453712

**\$305,000**

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

Eastwood, Edmonton, AB

Welcome to this well-maintained 2-storey condo in the quiet, mature community of Eastwood! With over 1300 sq ft of living space, this home is perfect for first-time buyers or investors. The main floor offers a bright kitchen with ample cabinetry, a cozy dining nook with patio doors to the deck, spacious living room with fireplace, and a 2-piece bath. Upstairs features brand new flooring, two generous bedrooms, a full bath, and a large primary with walk-in closet and 2-piece ensuite. Fresh paint throughout the main and upper levels (including ceilings), new staircase flooring, and a modern banister give the home a fresh, stylish feel. The unfinished basement is ready for your personal touch, and the new furnace adds peace of mind. Two parking stalls included! Located just steps from a park, playground, and school, with easy access to Yellowhead Trail and public transit. Move-in ready and priced to sell – come see it before it's gone!

Built in 1974

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453712  |
| Price     | \$305,000 |
| 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 | Deck             |
| 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    | August 19th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 05           |
| Condo Fee      | \$220             |

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Listing information last updated on September 11th, 2025 at 1:32am MDT