

## \$235,000 - 2309 85 Street, Edmonton

MLS® #E4465008

**\$235,000**

3 Bedroom, 1.50 Bathroom, 1,146 sqft

Condo / Townhouse on 0.00 Acres

Meyonohk, Edmonton, AB

Welcome to this beautifully renovated condo in Lakewood Estates! This is a great opportunity for first time homebuyers and investors! This condo is newly and fully renovated, showcasing a kitchen with new stainless appliances and brand new cabinetry. On the main floor you find a 2 piece bathroom while on the second floor you'll find a 4 piece bathroom -- both boasting new toilets, light, and cabinetry. Upstairs you will find 3 generously sized bedrooms each with their own closets. Around this property you will find new LED lights and light fixtures, new vinyl flooring on both levels, new baseboards, and fresh paint all around (including ceilings). The basement is partially finished awaiting your personal touch. This condo features a great sized private backyard, no rear side neighbours, and is close to schools, shopping plazas, public transportation, recreation centres, and easy access to the Whitemud and Anthony Henday.

Built in 1977

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465008  |
| Price     | \$235,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,146             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2309 85 Street |
| Area        | Edmonton       |
| Subdivision | Meyonohk       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 3H1        |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Stall                                                                                |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Partially Finished                                                   |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                           |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Stucco                                                           |
| Foundation        | Concrete Perimeter                                                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 29            |
| Condo Fee      | \$327              |

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Listing information last updated on November 16th, 2025 at 10:32am MST