

## \$224,800 - 11338 86 Street, Edmonton

MLS® #E4421283

**\$224,800**

2 Bedroom, 1.00 Bathroom, 958 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Welcome to Parkdale! This 50x120 lot offers unlimited potential for development in a prime location, ideal for those looking to build their dream home or an investment property. Situated in a highly sought-after neighbourhood, it's just a stone's throw away from all essential amenities, including schools, shopping centers, restaurants, and public transportation, making it the perfect spot for both convenience and lifestyle. The lot is generously sized, providing ample space for any project, whether you're envisioning a spacious family home or a multi-unit development. With RF3 ZONING this lot is ready for a SIDE BY SIDE DUPLEX, MULTI-FAMILY RESIDENTIAL DEVELOPMENT, SKINNY HOMES, the possibilities are endless! With its excellent location, this property is an outstanding opportunity for anyone looking to invest in a vibrant community or create a custom-built haven in a rapidly growing area.

Built in 1942

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4421283  |
| Price     | \$224,800 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 958                    |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 11338 86 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3J1             |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### **Interior**

|              |             |
|--------------|-------------|
| Appliances   | See Remarks |
| Heating      | See Remarks |
| Stories      | 1           |
| Has Basement | Yes         |
| Basement     | See Remarks |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | See Remarks  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks  |
| Construction      | See Remarks  |
| Foundation        | See Remarks  |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Delton School        |
| Middle     | Spruce Avenue School |

High Victoria School

### **Additional Information**

Date Listed February 12th, 2025

Days on Market 67

Zoning Zone 05

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Listing information last updated on April 20th, 2025 at 3:32am MDT