

# \$175,000 - 11723 80 Street, Edmonton

MLS® #E4434602

**\$175,000**

4 Bedroom, 1.00 Bathroom, 911 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Opportunity knocks! This 4-bedroom semi-bungalow may not show perfectly, but itâ€™s priced with potential in mind. Located on a 33â€™ x 120â€™ commercially zoned lot, it offers a unique opportunity to renovate, repurpose, or redevelop for business or mixed use. Whether you're an investor, entrepreneur, or builder, this "as is" property could be the perfect blank slate for your next venture. Positioned in a high-visibility area with flexible zoningâ€”bring your vision and make it happen.

Built in 1912

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434602               |
| Price          | \$175,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 911                    |
| Acres          | 0.00                   |
| Year Built     | 1912                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 11723 80 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 2N4             |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | No Garage   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 59            |
| Zoning         | Zone 05       |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 9:02pm MDT