Courtesy Of Terry N Taschuk And Eric S Beaverford Of MaxWell Polaris

$195,000 - 11310 85 Street, Edmonton

MLS® #E4451373

$195,000
2 Bedroom, 1.00 Bathroom, 883 sqft
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

*** 33â€™ x 120â€™ lot zoned RA7 ***Prime location to build and invest in the mature area location! Across the street from Sheila Bowker Park & Parkdale Cromdale Community league! Investor Alert or First time buyer!! Cozy 900 sq/ft bungalow with detached single garage in the mature down town city neighborhood, minutes to the heart of Edmonton! Situated on a 33â€™ x 120â€™ lot zoned RA7. This is a GREAT rental or live and re-development later property. 2 bedrooms, 1 bathroom, laminate flooring, full basement great for storage. Build a new single family and duplex housing or possibly four units. CLOSE TO ALL AMENITIES, SCHOOLS, MAJOR BUS ROUTES, LRT LINE, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. BRING OFFERS! MUST SELL!

Built in 1910

Essential Information

MLS® #	E4451373
Price	$195,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	883
Acres	0.00
Year Built	1910

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11310 85 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3C8

Amenities

Amenities	Deck, Hot Water Natural Gas
Parking Spaces	3
Parking	Single Garage Detached

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Concrete, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 6th, 2025
Days on Market	6
Zoning	Zone 05

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