

## \$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 66

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 April 19th, 2025 at 11:47am MDT