

## \$239,000 - 11303 86 Street, Edmonton

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MLS® #E4422032

**\$239,000**

4 Bedroom, 2.00 Bathroom, 901 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

**INVESTOR ALERT!!** This CORNER LOT is perfect for any investor! Zoned for RA7, this lot has many different investment opportunities! The home itself has newer vinyl flooring, roof, bathroom and sewer pipe/plumbing stack. Upstairs you will find a spacious living room and dining room, kitchen, 3 beds and 1 full 3 pc bath which has been recently updated. In the basement you will find the laundry room, 3 pc bath, 1 bed room and a flex room. The house is situated on a large lot (368.924 m2) with tons of street parking, large backyard, covered deck and storage shed. Don't miss out on this opportunity to call this place home or your next investment opportunity!



Built in 1915

### Essential Information

MLS® #	E4422032
Price	\$239,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	1915
Type	Single Family
Sub-Type	Detached Single Family

Style	Bungalow
Status	Active

### Community Information

Address	11303 86 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3H9

### Amenities

Amenities	On Street Parking, Deck, No Animal Home, See Remarks
Parking	2 Outdoor Stalls

### Interior

Appliances	Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 17th, 2025
Days on Market	74
Zoning	Zone 05

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Listing information last updated on May 2nd, 2025 at 4:03pm MDT