

\$398,000 - 11512 86 Street, Edmonton

MLS® #E4434737

\$398,000

3 Bedroom, 1.00 Bathroom, 1,163 sqft
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Charming Home with Redevelopment Potential in a Revitalizing Community. Tucked away on a quiet, tree-lined street, this property presents an excellent opportunity for future redevelopment. Set in a mature neighborhood undergoing revitalization, it offers convenient access to downtown, schools, public transit, and hospitals. Whether you're looking to live in, rent out, or hold as a long-term investment, this is a fantastic chance to step into the real estate market in a sought-after location. The home boasts bright and inviting living areas, three spacious bedrooms, a finished basement perfect for added living space, and a back patio that opens to a fully fenced yard. An oversized single-car garage adds additional functionality and value.

Built in 1943

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4434737 |
| Price | \$398,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,163 |
| Acres | 0.00 |
| Year Built | 1943 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 11512 86 Street |
| Area | Edmonton |
| Subdivision | Parkdale (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 3J5 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Greenhouse, Patio |
| Parking | Over Sized, Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 05 |

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