

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

MLS® #E4422032

**\$239,000**

4 Bedroom, 2.00 Bathroom, 901 sqft  
Single Family on 0.00 Acres

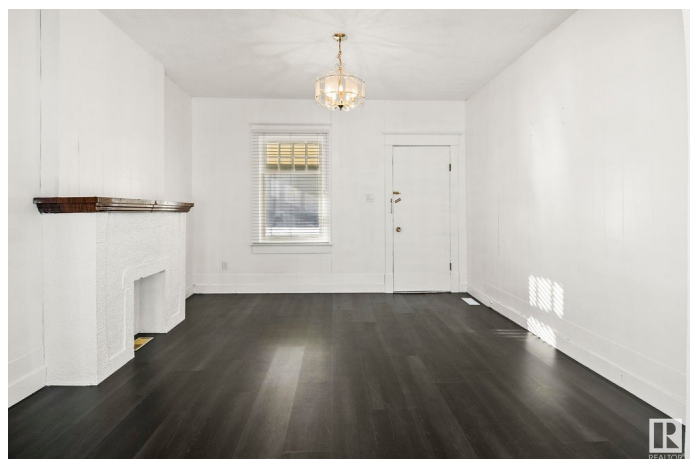
Parkdale (Edmonton), Edmonton, AB

**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 53  
Zoning Zone 05

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Listing information last updated on April 11th, 2025 at 9:17pm MDT