

## \$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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