# \$550,000 - N/A, Edmonton

MLS® #E4444391

#### \$550,000

2 Bedroom, 2.00 Bathroom, 1,113 sqft Single Family on 0.00 Acres

Parkview, Edmonton, AB

Opportunity knocks in Parkview! This 56' x 110' lot offers endless potential in one of Edmonton's most desirable neighbourhoods. Whether you're looking to renovate the existing bungalow or start fresh with a custom-built home, this prime location is ideal. Surrounded by mature trees and nestled on a quiet street with both a back yard and back and side lane access, this property is perfect for investors, builders, or anyone ready to create something remarkable. Enjoy walking distance to top-rated schools, local shops, cafes, and the River Valley trail system. Parkview is known for its family-friendly charm, strong community vibe, and easy access to downtown, making it one of the most sought-after areas in the city. Don't miss your chance to secure a foothold in this prestigious west Edmonton community. Explore the possibilities today and unlock the value of this rare find!

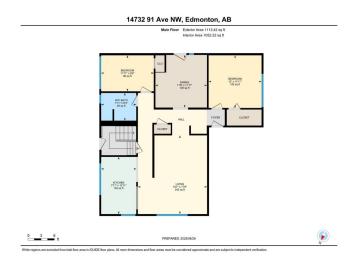
Built in 1954

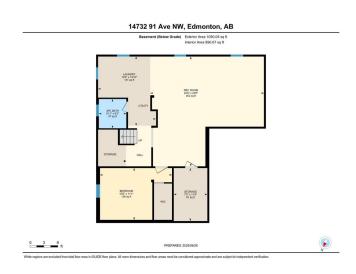
#### **Essential Information**

MLS® # E4444391 Price \$550.000

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 1,113
Acres 0.00
Year Built 1954

Type Single Family

Sub-Type Detached Single Family

Style Bungalow
Status Active

## **Community Information**

Address N/A

Area Edmonton
Subdivision Parkview
City Edmonton
County ALBERTA

Province AB

Postal Code T5R 4Z1

#### **Amenities**

Amenities Deck, Detectors Smoke

Parking Spaces 3

Parking Single Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2 Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Wood, Metal

Exterior Features Back Lane, Fenced, Fruit Trees/Shrubs, Paved Lane, Playground

Nearby, Schools, Shopping Nearby

Lot Description 56 ft x 110 ft

Roof Asphalt Shingles

Construction Wood, Metal

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 26th, 2025

Days on Market 5

Zoning Zone 10

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Listing information last updated on July 1st, 2025 at 12:47pm MDT