

## \$410,000 - 11033 107 Street, Edmonton

MLS® #E4447138

**\$410,000**

4 Bedroom, 1.50 Bathroom, 912 sqft

Single Family on 0.00 Acres

Central Mcdougall, Edmonton, AB

Welcome to this charming 1.5 Storey Home on a Massive Lot in Central Edmonton! Perfect for first-time buyers, investors, or infill developers! This well-kept home features a bright main floor with a spacious living room, kitchen, full bath, and main floor bedroom along with 2 additional bedrooms upstairs. The large basement boasts a 2nd kitchen, another bathroom, large rec room, den and a 4th bedroom. Enjoy a huge yard with endless options for gardening, entertaining, or redevelopment. Even better—neighbouring homes at 11039 & 11029 are also for sale, offering a rare opportunity to assemble three side-by-side lots for multifamily development. Located in a mature, tree-lined neighborhood near downtown Edmonton, NAIT, Kingsway Mall, transit, and major commuter routes.

Built in 1948

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447138  |
| Price          | \$410,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 912       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1948                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11033 107 Street  |
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 2Z6           |

### Amenities

|           |                |
|-----------|----------------|
| Amenities | See Remarks    |
| Parking   | Double Carport |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 11th, 2025 |
| Zoning      | Zone 08         |

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