

# \$219,900 - 11741 84 Street, Edmonton

MLS® #E4416578

**\$219,900**

2 Bedroom, 1.00 Bathroom, 772 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Discover the endless possibilities with this expansive MIXED-USE zoned parcel in the vibrant PARKDALE neighborhood. Located just steps from the lively 118th Avenue, this area is a dynamic hub of culture and community. Experience the charm of bustling cafes, trendy boutiques, vibrant street performances, and fresh markets; all contributing to the energy of this sought-after location. With excellent infill potential, this property is ideal for visionary developers or investors. Please note, the property is being sold AS IS for land value only, as the existing home is not suitable for habitation. The lot measures 33 feet wide by 120 feet deep, and utilities have already been disconnected, making it ready for your next project.

Built in 1908

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4416578  |
| Price          | \$219,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 772       |
| Acres          | 0.00      |
| Year Built     | 1908      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11741 84 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3C2             |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | On Street Parking |
| Parking   | See Remarks       |

### Interior

|              |                  |
|--------------|------------------|
| Appliances   | None             |
| Heating      | See Remarks      |
| Stories      | 1                |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco                                  |
| Exterior Features | Back Lane, Public Transportation, See Remarks |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Stucco                                  |
| Foundation        | Block, Concrete Perimeter                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 23rd, 2024 |
| Days on Market | 116                 |
| Zoning         | Zone 05             |

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