

## \$248,900 - 11503 89 Street, Edmonton

MLS® #E4422770

**\$248,900**

3 Bedroom, 1.00 Bathroom, 1,073 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Nice location to build and invest in the mature area location! Investor Alert or First time buyer!! Cozy livable Semi bungalow with separate entrance to basement. Perfectly located on a large corner lot in the mature down town city neighborhood, minutes to the heart of Edmonton! Situated on a 33â€™™ x 120â€™™ lot zoned RF3. This is a GREAT rental or live and re-development later property. 3 bedrooms, 1 bathroom, Hard wood & laminate flooring. Full basement Nice fully fenced back yard with a single car detached 14â€™™ x 24â€™™ garage. Build a new single family and duplex housing or possible four units. CLOSE TO ALL AMENITIES, SCHOOLS, MAJOR BUS ROUTES, LRT LINE, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. BRING OFFERS! MUST SELL FAST! \*\*\*NEW ASPHALT SHINGLES ON HSE TO BE INSTALLED ASAP!\*\*\*

Built in 1943

### Essential Information

MLS® #	E4422770
Price	\$248,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,073
Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11503 89 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3V1

### **Amenities**

Amenities	On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 25th, 2025

Days on Market 37

Zoning Zone 05

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Listing information last updated on April 3rd, 2025 at 4:02pm MDT