

Courtesy Of Randy M Arndt Of Front Door Real Estate

## \$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	105
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)

Listing information last updated on April 7th, 2025 at 6:02am MDT