

## \$199,900 - 11506 82 Street, Edmonton

MLS® #E4441265

**\$199,900**

3 Bedroom, 1.00 Bathroom, 708 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Fantastic redevelopment opportunity in a prime central location! Just minutes from Borden Park, the River Valley, Expo Centre, Commonwealth Stadium, and Royal Alexandra Hospital, this property offers exceptional convenience and potential. The existing home features 2 bedrooms upstairs, a spacious living room, and an additional bedroom plus a huge family room in the basement. Mature trees surround the property, providing natural privacy, and the large backyard offers plenty of room for future expansion or outdoor enjoyment. Ample parking at the rear with rear lane access adds to the appeal. Whether you're looking to renovate, rent, or rebuild, this is a great chance to invest in a growing, vibrant area close to downtown and major amenities.

Built in 1947

### Essential Information

MLS® #	E4441265
Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.00
Year Built	1947



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

### Community Information

Address	11506 82 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2V5

### Amenities

Amenities	Deck, Parking-Extra
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 9th, 2025
Days on Market	6
Zoning	Zone 05

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