

## \$149,000 - 11516 85 Street, Edmonton

MLS® #E4432573

**\$149,000**

2 Bedroom, 2.00 Bathroom, 767 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

INVESTOR ALERT! Build to suit or live in. Super SEMI BUNGALOW with FRONT PORCH VERANDAH. 1 bedroom on main floor, one on upper level. NEWER FURNACE, NEWER WINDOWS plus CENTRAL AIR CONDITIONING. Second bedroom converted into a 3 pc. main floor bathroom with laundry. This PARKDALE home is cute great lot location. Lot size is 33 ft. x 120 ft. Excellent location minutes to Downtown Edmonton, close to all amenities & public transportation the area has to offer.

Built in 1913

### Essential Information

MLS® #	E4432573
Price	\$149,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	767
Acres	0.00
Year Built	1913
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	11516 85 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2E2

## Amenities

Amenities	Off Street Parking, Air Conditioner, Front Porch
Parking	No Garage, Rear Drive Access

## Interior

Appliances	Air Conditioning-Central, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	10.01x36.6
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Delton School
Middle	Spruce Avenue School
High	Victoria School

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	6
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 29th, 2025 at 9:17am MDT