

## \$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 | 11             |
| Zoning         | Zone 05        |

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