

## \$338,888 - 11224 84 Street, Edmonton

MLS® #E4431353

**\$338,888**

4 Bedroom, 2.00 Bathroom, 1,105 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Investment opportunity! Centrally located and packed with potential, this well-maintained home over 1100sqft offers separate entrances, second kitchen in the basement and a double garage with huge driveway for additional private parking - making it an ideal choice for savvy investors or multi-generational living. The main floor features 3 bedrooms, 1 bathroom and a bright living room and kitchen. The basement offers large windows and an open concept living room and kitchen, 1 large bedroom (large enough to convert to 2 bedrooms), 1 bathroom and its own private entrance. Brand new carpet throughout. Short walk to the LRT station and within walking distance to Commonwealth Stadium. This location ensures strong rental demand with easy access to downtown, Chinatown, Kingsway Mall, the River Valley and all amenities.

Built in 1971

### Essential Information

MLS® #	E4431353
Price	\$338,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,105



Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	11224 84 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3A9

### **Amenities**

Amenities	Walk-up Basement
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	15

## 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 May 2nd, 2025 at 3:33pm MDT