# \$484,900 - 14732 91 Avenue, Edmonton

MLS® #E4444391

#### \$484,900

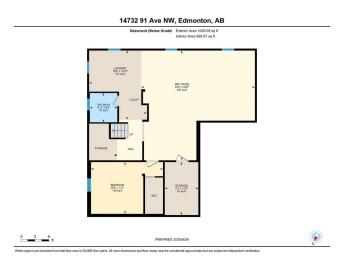
2 Bedroom, 2.00 Bathroom, 1,113 sqft Single Family on 0.00 Acres

Parkview, Edmonton, AB

Opportunity knocks in Parkview! This 56' x 110â€<sup>™</sup> lot offers endless potential in one of Edmonton's most desirable neighbourhoods. Whether you're looking to renovate the existing bungalow or start fresh with a custom-built home, this prime location is ideal. Surrounded by mature trees and nestled on a quiet street with both a back yard and back and side lane access, this property is perfect for investors, builders, or anyone ready to create something remarkable. Enjoy walking distance to top-rated schools, local shops, cafes, and the River Valley trail system. Parkview is known for its family-friendly charm, strong community vibe, and easy access to downtown, making it one of the most sought-after areas in the city. Don't miss your chance to secure a foothold in this prestigious west Edmonton community. Explore the possibilities today and unlock the value of this rare find!







Built in 1954

#### **Essential Information**

| MLS® #     | E4444391  |
|------------|-----------|
| Price      | \$484,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

| Square Footage | 1,113                  |
|----------------|------------------------|
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## **Community Information**

| Address     | 14732 91 Avenue |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4Z1         |

## Amenities

| Amenities      | Deck, Detectors Smoke  |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### Interior

| Appliances   | Dishwasher-Built-In, Dryer,<br>Washer, Window Coverings | Freezer, | Refrigerator, | Stove-Electric, |
|--------------|---|----------|---------------|-----------------|
| Heating      | Forced Air-1, Natural Gas                               |          |               |                 |
| Stories      | 2   |          |               |                 |
| Has Basement | Yes   |          |               |                 |
| Basement     | Full, Partially Finished                                |          |               |                 |

#### Exterior

| Exterior          | Wood, Metal  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Lot Description   | 56 ft x 110 ft   |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal  |
| Foundation        | Concrete Perimeter   |

#### **Additional Information**

Date Listed June 26th, 2025

Days on Market 63

Zoning Zone 10

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Listing information last updated on August 28th, 2025 at 6:47pm MDT