

## \$195,000 - 11310 85 Street, Edmonton

MLS® #E4451373

**\$195,000**

2 Bedroom, 1.00 Bathroom, 883 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

\*\*\* 33' x 120' lot zoned RA7 \*\*\*Prime location to build and invest in the mature area location! Across the street from Sheila Bowker Park & Parkdale Cromdale Community league! Investor Alert or First time buyer!! Cozy 900 sq/ft bungalow with detached single garage in the mature down town city neighborhood, minutes to the heart of Edmonton! Situated on a 33' x 120' lot zoned RA7. This is a GREAT rental or live and re-development later property. 2 bedrooms, 1 bathroom, laminate flooring, full basement great for storage. Build a new single family and duplex housing or possibly four units. CLOSE TO ALL AMENITIES, SCHOOLS, MAJOR BUS ROUTES, LRT LINE, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. BRING OFFERS! MUST SELL!

Built in 1910

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451373  |
| Price          | \$195,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 883       |
| Acres          | 0.00      |
| Year Built     | 1910      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11310 85 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3C8             |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Deck, Hot Water Natural Gas |
| Parking Spaces | 3                           |
| Parking        | Single Garage Detached      |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 1                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | Full, Unfinished                                                        |

### Exterior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                     |
| Construction      | Concrete, Stucco                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 64               |
| Zoning         | Zone 05          |

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Listing information last updated on October 9th, 2025 at 3:32am MDT