

## \$248,900 - 11503 89 Street, Edmonton

MLS® #E4422770

**\$248,900**

3 Bedroom, 1.00 Bathroom, 1,073 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Nice location to build and invest in the mature area location! Investor Alert or First time buyer!! Cozy livable Semi bungalow with separate entrance to basement. Perfectly located on a large corner lot in the mature down town city neighborhood, minutes to the heart of Edmonton! Situated on a 33â€™™ x 120â€™™ lot zoned RF3. This is a GREAT rental or live and re-development later property. 3 bedrooms, 1 bathroom, Hard wood & laminate flooring. Full basement Nice fully fenced back yard with a single car detached 14â€™™ x 24â€™™ garage. Build a new single family and duplex housing or possible four units. CLOSE TO ALL AMENITIES, SCHOOLS, MAJOR BUS ROUTES, LRT LINE, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. BRING OFFERS! MUST SELL FAST! \*\*\*NEW ASPHALT SHINGLES ON HSE TO BE INSTALLED ASAP!\*\*\*

Built in 1943

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4422770  |
| Price      | \$248,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,073                  |
| Acres          | 0.00                   |
| Year Built     | 1943                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 11503 89 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3V1             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 2   |
| Parking        | Over Sized, Single Garage Detached  |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Corner Lot, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed February 25th, 2025

Days on Market 44

Zoning Zone 05

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Listing information last updated on April 10th, 2025 at 7:47am MDT