

\$312,500 - 11512 86 Street, Edmonton

MLS® #E4453684

\$312,500

3 Bedroom, 1.00 Bathroom, 1,163 sqft
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Charming Home with Redevelopment Potential in a Growing Community. Tucked away on a quiet, tree-lined street, this property presents an excellent opportunity for future redevelopment. This cozy home features a primary bedroom on main floor, sets in a mature neighborhood, it offers convenient access to downtown, schools, public transit, and hospitals. Whether you're looking to live in, rent out, or hold as a long-term investment, this is a fantastic chance to step into the real estate market in a sought-after location. The home boasts bright and inviting living areas, three spacious bedrooms, a finished basement perfect for added living space, and a back patio that opens to a fully fenced yard. An oversized single-car garage adds additional functionality and value.

Built in 1943

Essential Information

MLS® #	E4453684
Price	\$312,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1943



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11512 86 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3J5

Amenities

Amenities	Greenhouse, Patio
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 19th, 2025
Days on Market	25
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 September 13th, 2025 at 8:32am MDT