# \$249,000 - 11222 84 Street, Edmonton

MLS® #E4430069

## \$249,000

4 Bedroom, 1.00 Bathroom, 784 sqft Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

ATTENTION FIRST TIME HOME BUYERS and INVESTORS, Charming 4 bed, 1 bath 783 sq. ft. bungalow in desirable Parkdale! This bright, open-concept home features a spacious living room that flows into a dining area and updated kitchen with stainless steel appliances and plenty of storage. Two generous bedrooms and a 4-piece bath complete the main level. The partly finished basement is ready for your creative touch with two bedrooms and a roughed in bathroom. Situated on a 33' x 120' lot zoned RM h23. This is a GREAT rental or live and re-development later property. Enjoy outdoor living in the fenced backyard with a deckâ€"perfect for relaxing or entertaining. Located just minutes from downtown with easy access to the Southside via Gretzky Drive, 2 minute walk to Commonwealth Stadium and a 5-minute walk to the LRT. Ideal for first-time buyers, investors, or anyone seeking a centrally located home!

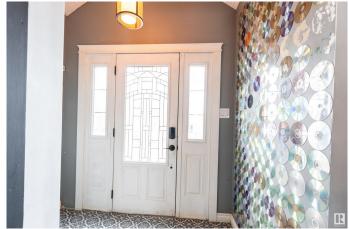
Built in 1952

## **Essential Information**

MLS® # E4430069 Price \$249,000

Bedrooms 4
Bathrooms 1.00







Full Baths 1

Square Footage 784 Acres 0.00

Year Built 1952

Type Single Family

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

## **Community Information**

Address 11222 84 Street

Area Edmonton

Subdivision Parkdale (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 3A9

## **Amenities**

Amenities Detectors Smoke, No Animal Home, No Smoking Home

Parking Spaces 2

Parking Single Garage Detached

Interior

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Playground Nearby, Schools, Shopping Nearby, View Downtown

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 21

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 1st, 2025 at 5:02am MDT