

# \$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 | 35                |
| Zoning         | Zone 05           |

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Listing information last updated on September 23rd, 2025 at 5:02pm MDT