

# \$312,500 - 11512 86 Street, Edmonton

MLS® #E4453684

**\$312,500**

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

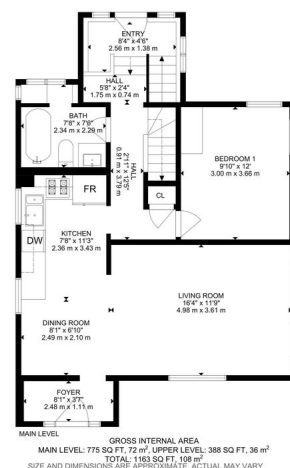
Parkdale (Edmonton), Edmonton, AB

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	47
Zoning	Zone 05

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Listing information last updated on October 5th, 2025 at 4:47am MDT