

## \$338,888 - 11224 84 Street, Edmonton

MLS® #E4431353

**\$338,888**

4 Bedroom, 2.00 Bathroom, 1,105 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Investment opportunity! Centrally located and packed with potential, this well-maintained home over 1100sqft offers separate entrances, second kitchen in the basement and a double garage with huge driveway for additional private parking - making it an ideal choice for savvy investors or multi-generational living. The main floor features 3 bedrooms, 1 bathroom and a bright living room and kitchen. The basement offers large windows and an open concept living room and kitchen, 1 large bedroom (large enough to convert to 2 bedrooms), 1 bathroom and its own private entrance. Brand new carpet throughout. Short walk to the LRT station and within walking distance to Commonwealth Stadium. This location ensures strong rental demand with easy access to downtown, Chinatown, Kingsway Mall, the River Valley and all amenities.

Built in 1971

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431353  |
| Price          | \$338,888 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,105     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1971                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11224 84 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3A9             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Walk-up Basement       |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                             |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Stucco, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 14               |

Zoning

Zone 05

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Listing information last updated on May 1st, 2025 at 5:17pm MDT