

# \$449,900 - 11330 58 Street, Edmonton

MLS® #E4443562

**\$449,900**

3 Bedroom, 1.00 Bathroom, 929 sqft  
Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

WHATS YOUR FLAVOR ? Low and behold here you have one of the finest building opportunities in the city 2 Highland lots 1476 meters squared , why do you ask? There are so many options here such as 2 8plexes, 32 suiter, 4 single family homes, joint ventures and so on. Each of the homes are currently rented and wish to stay so investors can have a nice way to carry financing while plans are drawn up. Firstly this property will only be sold with the sale of the property next door 11326 58 st for the same price so the full amount is \$899800. The BUILDER/DEVELOPER/PROPERTY MANAGER involved has OTHER QUALITY sites available for those eager investors looking for something different and some unique opportunities not seen in Edmonton



Built in 1950

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443562  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 929       |
| Acres          | 0.00      |
| Year Built     | 1950      |

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

**Community Information**

Address 11330 58 Street  
Area Edmonton  
Subdivision Highlands (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5W 3W5

**Amenities**

Amenities See Remarks  
Parking Double Garage Detached

**Interior**

Appliances Dryer, Refrigerator, Stove-Ele  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Partially Finished

**Exterior**

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

**Additional Information**

Date Listed June 20th, 2025  
Days on Market 71  
Zoning Zone 09



24-SUITE CONDO



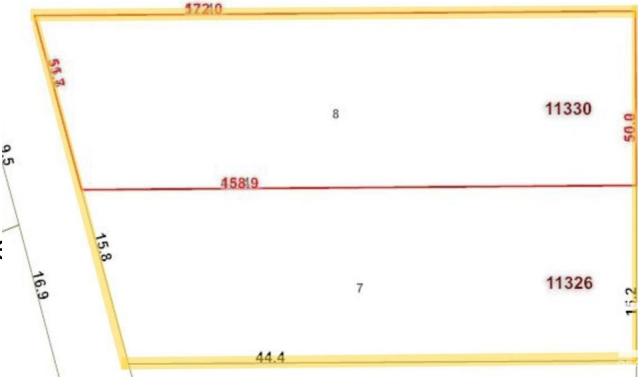
SIDE-BY-SIDE DUPLI



4-PLEX



SKINNY HOMES



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Listing information last updated on August 30th, 2025 at 9:17pm MDT