\$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

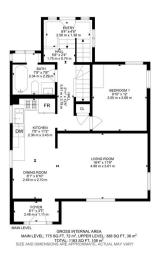
Square Footage 1,163

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 58

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 October 16th, 2025 at 3:32pm MDT