

## \$249,000 - 11222 84 Street, Edmonton

MLS® #E4434180

**\$249,000**

4 Bedroom, 1.00 Bathroom, 784 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

ATTENTION FIRST TIME HOME BUYERS and INVESTORS, Charming 4 bed, 1 bath 783 sq. ft. bungalow in desirable Parkdale! This bright, open-concept home features a spacious living room that flows into a dining area and updated kitchen with stainless steel appliances and plenty of storage. Two generous bedrooms and a 4-piece bath complete the main level. The partly finished basement is ready for your creative touch with two bedrooms and a roughed in bathroom. Situated on a 33' x 120' lot zoned RM h23. This is a GREAT rental or live and re-development later property. Enjoy outdoor living in the fenced backyard with a deck—perfect for relaxing or entertaining. Located just minutes from downtown with easy access to the Southside via Gretzky Drive, 2 minute walk to Commonwealth Stadium and a 5-minute walk to the LRT. Ideal for first-time buyers, investors, or anyone seeking a centrally located home!

Built in 1952

### Essential Information

MLS® #	E4434180
Price	\$249,000
Bedrooms	4
Bathrooms	1.00



Full Baths	1
Square Footage	784
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	11222 84 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3A9

### Amenities

Amenities	Detectors Smoke, No Smoking Home
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
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Days on Market 23

Zoning Zone 05

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