

## \$235,000 - 11229 86 Street, Edmonton

MLS® #E4433153

**\$235,000**

3 Bedroom, 2.00 Bathroom, 854 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Terrific opportunity for a contractor/renovator but not suitable for most home buyers. This home requires significant foundation repairs but is priced accordingly. Not conducive to a basement suite. Charming character home in a convenient central location close to downtown and LRT. Attractive curb appeal with red clinker brick. Cozy interior with hardwood flooring, crown moldings and fireplace. Huge primary bedroom with walk in closet. Updated main bathroom. Updated efficient kitchen with gas stove. Basement is finished with a second full bathroom, large family room and 2 potential bedrooms. For more details please visit the REALTOR® Website.

Built in 1944

### Essential Information

MLS® #	E4433153
Price	\$235,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	854
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	11229 86 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3H7

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Hot Tub
Parking Spaces	2
Parking	Rear Drive Access

### Interior

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

### Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Block, Brick, Stone

### School Information

Elementary	Delton/St. Alphonsus
Middle	Spruce Avenue/St. Alphonsu
High	Victoria/St. Joseph

### Additional Information

Date Listed	April 28th, 2025
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Days on Market 97

Zoning Zone 05

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