

\$165,000 - 11421 11423 89 Street, Edmonton

MLS® #E4442494

\$165,000

4 Bedroom, 2.00 Bathroom, 1,619 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Potential in Park Place! Ideal property for Builders or those looking for a sweat equity project with downtown conveniences. From there it is a 6 minute ride to Downtown, 12 minutes to the University of Alberta and 26 minutes to NAIT. Grocery Store & Restaurants are less than a 4 minute bike ride away. Quick access to the Yellowhead & Gretzky Drive. Duplex Property features two bedrooms & one bath per side along with two gas meters & two electrical meters. Newer high efficiency Furnaces. East facing Backyard. Double Detached Garage: 24' W x 20' D. Lot size: 33' W x 120' D, 367.78 m2.

Built in 1917

Essential Information

MLS® #	E4442494
Price	\$165,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,619
Acres	0.00
Year Built	1917
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey



Status	Active
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Community Information

Address	11421 11423 89 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3T7

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	None
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Block

School Information

Elementary	Norwood/St Alphonsus
Middle	Spruce Ave/St Alphonsus
High	Victoria/St Joseph

Additional Information

Date Listed	June 14th, 2025
Days on Market	2
Zoning	Zone 05

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Listing information last updated on June 15th, 2025 at 10:02pm MDT