

## \$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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