

## \$635,900 - 10521 84 Street, Edmonton

MLS® #E4444546

**\$635,900**

4 Bedroom, 3.00 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Rare Double Lot with Dwelling â€“ Infill & Redevelopment Potential with City & River Valley Views. A unique opportunity for investors and developers: this 66' x 120' double lot, held under one title, offers excellent flexibility and strong redevelopment potential. Whether you're exploring infill options or envisioning a multifamily build (subject to municipal approval), this parcel is primed for growth. Situated on an elevated site, it captures stunning second-storey views of the city skyline & river valley â€” a rare feature that enhances future resale or rental appeal. Currently improved with a tenant-occupied dwelling on a month-to-month lease, the property offers immediate holding income while you prepare your development plans. Being sold as is, where is, with no warranties or representations. Buyer to accept property in current condition. Whether you're a builder, developer, or investor, this is a standout chance to secure a large, versatile lot with powerful upside in a high demand area.

Built in 1943

### Essential Information

MLS® # E4444546

Price \$635,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,453                  |
| Acres          | 0.00                   |
| Year Built     | 1943                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 10521 84 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3R4                   |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed June 25th, 2025

Days on Market 59

Zoning Zone 19

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