

## \$399,000 - 11509 84 Street, Edmonton

MLS® #E4445324

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

**BETTER THAN NEW!** This raised bungalow was stripped to the studs and extensively renovated from top to bottom! **BRAND NEW** drywalls, vinyl planks on both levels, kitchen/s, bathrooms, windows, shingles on house & garage, furnace, HWT, electrical panel & wiring, plumbing, light fixtures, paint, garage door, and the list goes on! The main floor features a huge living room with lots of windows, kitchen with granite countertops & st steel appliances, a dining area, two large bedrooms, and a big 4-piece bathroom with granite sink. The basement has its own **SEPARATE SIDE ENTRANCE** and features big windows that let in a ton of natural light, another large living room, two big bedrooms, a full bathroom, and a kitchen with nook space. Massive backyard with an oversized double garage and RV parking. Excellent location on a quiet street in the mature community of Parkdale! Minutes to downtown, hospitals, and major routes & amenities. Great cashflow or mortgage helper potential. Act now as this one won't last!

Built in 1954

### Essential Information

MLS® # E4445324

Price \$399,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11509 84 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3B6             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke                                |
| Parking   | Double Garage Detached, Over Sized, RV Parking |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed                July 2nd, 2025  
Days on Market        4  
Zoning                    Zone 05

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Listing information last updated on July 6th, 2025 at 12:32am MDT