Courtesy Of Sandra C Bird Of Homes & Gardens Real Estate Limited

$248,000 - 11248 85 Street, Edmonton

MLS® #E4458786

$248,000
4 Bedroom, 2.00 Bathroom, 973 sqft
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Fantastic 1st time buyer, large family or redevelopment opportunity Zoned RM h23 Medium Scale Residential, 33x120 CORNER LOT in a prime central location! Just across the street from Parkdale Park & Community Centre, minutes to the River Valley, Commonwealth Stadium, Stadium LRT & Borden Park. This property offers exceptional convenience & potential. The home features 2 bedrooms up (used to be 3), King size master, 4pc bath, spacious living room w/original hardwood, coved ceilings, dining room w/built-in China cabinet & storage. SEPARATE ENTRANCE to basement with 2nd Kitchen, gas line for stove, living room, 2 more bedrooms, 3pc bath & lots of storage. Mature trees surround the property. Large yard offers room for future expansion or outdoor enjoyment. Double garage w/2 workshops inside adds to the appeal. Whether youâ€™re looking to renovate, rent, or rebuild, this is a great chance to invest in a growing, vibrant area close to downtown & major amenities! Shingles 2015, Furnace 2018, basement flooring 2022!

Built in 1947

Essential Information

MLS® #	E4458786
Price	$248,000

Lease Rate	$10
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.00
Year Built	1947
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11248 85 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3C7

Amenities

Amenities	Workshop, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Detached

Interior

Appliances	Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	St Alphonsus
Middle	St Alphonsus
High	Concordia

Additional Information

Date Listed	September 20th, 2025
Days on Market	24
Zoning	Zone 05

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Listing information last updated on October 14th, 2025 at 6:47pm MDT