

## \$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

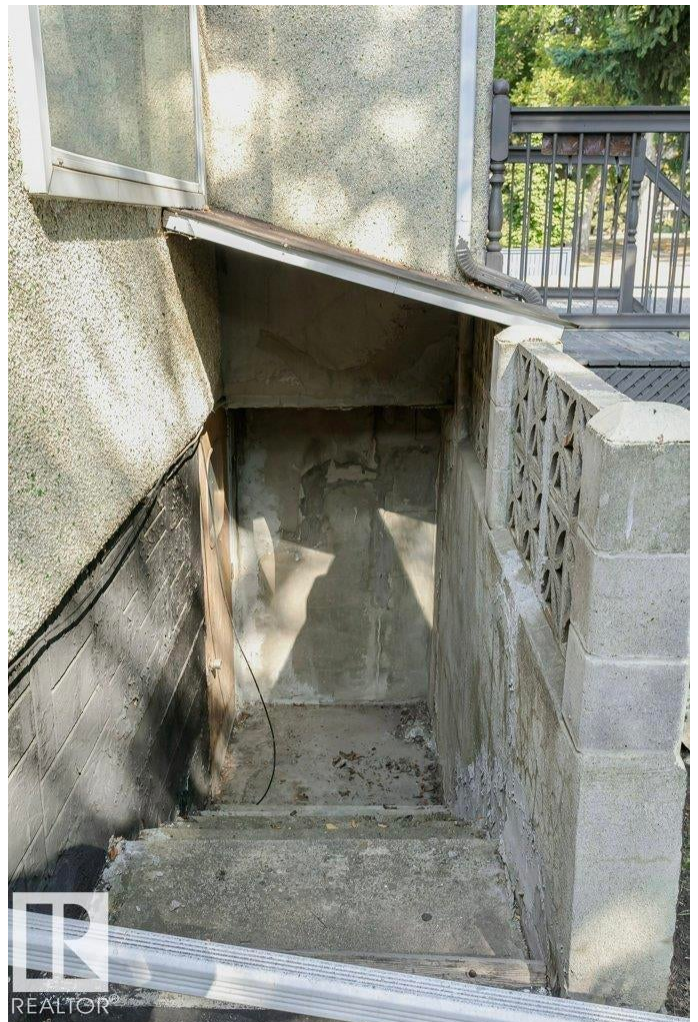
Fantastic 1st time buyer, large family or redevelopment opportunity Zoned RM h23 Medium Scale Residential, 33x120 CORNER LOT in a prime central location! Just across the street from Parkdale Park & Community Centre, minutes to the River Valley, Commonwealth Stadium, Stadium LRT & Borden Park. This property 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 you'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 25  
Zoning Zone 05



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Listing information last updated on October 15th, 2025 at 3:18pm MDT