

## \$179,000 - N/A, Edmonton

MLS® #E4456797

**\$179,000**

2 Bedroom, 1.00 Bathroom, 734 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

The property is being sold mainly as lot value. Situated on a beautiful tree lined street with easy access to the city centre and to all the trendy shops and eateries on 118 ave. The neighborhood has been upgraded with new sidewalks and roads. Infills are increasingly popular the in the hood increasing property values. Exellent chance here to still get in at a low price. The house appears to be solid and could be fixed up inside with some repairs, paint and new flooring. It has newer vinyl windows, high efficiency furnace, upgraded electrical panel and re-enforced foundation. The attic space upstairs is insulated makes for plenty of storage space or what ever use you can think of.

Built in 1934

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456797  |
| Price          | \$179,000 |
| Lease Rate     | \$10      |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 734       |
| Acres          | 0.00      |
| Year Built     | 1934      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | N/A                 |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3B4             |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Front Porch                                            |
| Parking   | No Garage, Parking Pad Cement/Paved, Rear Drive Access |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | See Remarks, Unfinished                     |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Back Lane, Flat Site |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 36                  |
| Zoning         | Zone 05             |

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