

## **\$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        5  
Zoning                    Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 7th, 2025 at 4:18am MDT