

# \$590,000 - 11206 85 Street, Edmonton

MLS® #E4382795

**\$590,000**

1 Bedroom, 1.00 Bathroom, 498 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. 2 Lots next to Stadium LRT train station. They are zoned R9. 66 feet X 150 feet I think. Addresses are 11206-85 st and 11202-85 st. about 66'W X 120'L, 2 lots with a house. Basically land value only. RIGHT across from the LRT station. Zoned R-9! Good commercial development site. Lots of potential development options with approval from the city.

Built in 1948

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4382795               |
| Price          | \$590,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 498                    |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 11206 85 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3C7             |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-2, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |             |
|-------------------|-------------|
| Exterior          | See Remarks |
| Exterior Features | See Remarks |
| Roof              | See Remarks |
| Construction      | See Remarks |
| Foundation        | See Remarks |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Days on Market | 566              |
| Zoning         | Zone 05          |

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