

# \$175,000 - 11723 80 Street, Edmonton

MLS® #E4434602

**\$175,000**

4 Bedroom, 1.00 Bathroom, 911 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Opportunity knocks! This 4-bedroom semi-bungalow may not show perfectly, but itâ€™s priced with potential in mind. Located on a 33â€™ x 120â€™ commercially zoned lot, it offers a unique opportunity to renovate, repurpose, or redevelop for business or mixed use. Whether you're an investor, entrepreneur, or builder, this "as is" property could be the perfect blank slate for your next venture. Positioned in a high-visibility area with flexible zoningâ€”bring your vision and make it happen.

Built in 1912

## Essential Information

MLS® #	E4434602
Price	\$175,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	911
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information



Address	11723 80 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2N4

### **Amenities**

Amenities	See Remarks
Parking	No Garage

### **Interior**

Appliances	Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	7
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 May 12th, 2025 at 1:02pm MDT