

# \$425,000 - 11523 82 Street, Edmonton

MLS® #E4444815

## \$425,000

5 Bedroom, 2.50 Bathroom, 1,121 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Investor and Family Opportunity in Parkdale!  
The main floor offers 3 spacious bedrooms and 2 modern bathrooms, perfect for family living. The Legal basement suite, with its own private entrance, 2 large bedrooms, in-suite laundry, and bright oversized windows, ensures strong rental appeal. Both units feature luxury vinyl plank flooring, quartz countertops, brand new appliances, updated plumbing, modern lighting, new kitchens, separate laundry, and ample storage. Located in vibrant Parkdale, enjoy proximity to shopping, schools, parks, public transit, and plenty of parking.

Built in 1977

### Essential Information

MLS® #	E4444815
Price	\$425,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,121
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family



Style Bungalow  
Status Active

### Community Information

Address 11523 82 Street  
Area Edmonton  
Subdivision Parkdale (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5B 2V7

### Amenities

Amenities Hot Water Natural Gas, No Animal Home, No Smoking Home  
Parking 2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features ensuite bathroom  
Appliances Appliances Negotiable  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Suite Yes  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stucco, Vinyl  
Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed June 27th, 2025  
Days on Market 16  
Zoning Zone 05

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