

# \$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	30
Zoning	Zone 05

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