# \$175,000 - 11406 88 Street, Edmonton

MLS® #E4429605

### \$175,000

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

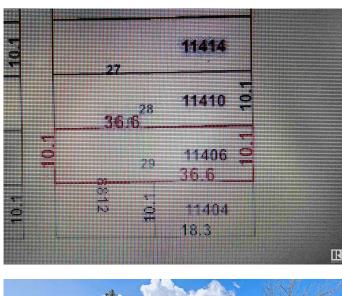
Invest, infill, or restore the existing home! Perfect to build a front back duplex on this RF-3, 33 x 120 lot, house is of no value and no entry available. Property is being sold "as is where is on possession day". No Warranties or representations.\* Excellent neighborhood with plenty of potential. Fantastic redevelopment opportunity in the heart of up and coming Alberta Avenue! This lot is situated near a park and is minutes away from Kingsway, N.A.I.T., Grant MacEwan University, Downtown Edmonton and the Yellowhead Trail. Build your new home in this mature, central, convenient and quiet tree lined neighborhood!

## **Essential Information**

MLS® #	E4429605
Price	\$175,000
Bathrooms	0.00
Acres	0.00
Туре	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## **Community Information**

Address	11406 88 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)







City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3R1

#### Exterior

Exterior Features Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

#### **Additional Information**

Date Listed April 8th, 2025

Days on Market 12

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 April 19th, 2025 at 9:47pm MDT