

## \$285,800 - 11620 84 Street, Edmonton

MLS® #E4447865

**\$285,800**

3 Bedroom, 2.00 Bathroom, 837 sqft

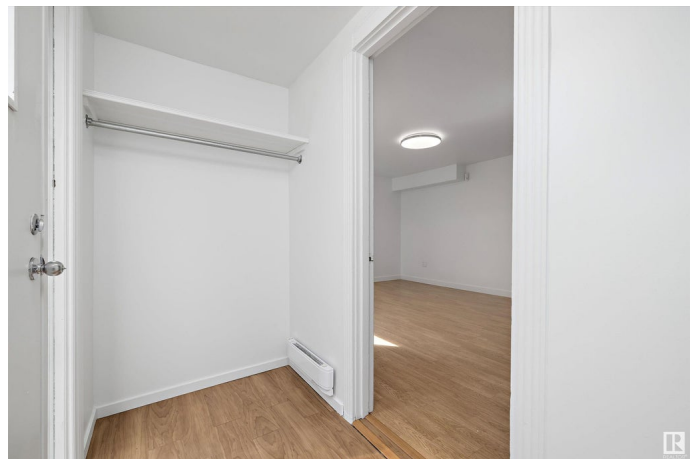
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

**BEST ON THE BLOCK.** Located on a gorgeous tree lined street in Parkdale, is this charming bungalow offering 3 BEDS (2 UP/1 DOWN) with loads of renovations/upgrades. ELECTRICAL SERVICE UPGRADE (100 AMP), NEW BACK-FLOW PREVENTER in 2023, UPGRADED R50 ATTIC INSULATION, HIGH EFFICIENCY FURNACE with RECENT CLEANING, NEW MAIN FLOOR WINDOWS in 2022, NEW SHINGLES in 2022, and RECENT ROTO ROOTER ON SEWER/DRAIN. Kitchen offers NEW CABINETS, NEW HOOD-FAN NOW VENTED TO EXTERIOR, and new 30" UNDERMOUNTED BASIN SINK. Main floor bath was recently renovated in 2024 offering a new modern look and feel. Basement is FULLY DEVELOPED offering 1 BED, 3 PCE bath, and LARGE REC ROOM. Lot has been recently regraded with 24 yards of dirt. Lot is FULLY FENCED with wood out back and black chain-link out front. DOUBLE DETACHED GARAGE perfect for our long and cold Edmonton winter's. GREAT FUTURE REDEVELOPMENT POTENTIAL ALSO down the road. Close to all amenities one would need as well as the DT CORE and YELLOWHEAD TRAIL.

Built in 1943

### Essential Information



MLS® #	E4447865
Price	\$285,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11620 84 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3B9

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### 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                      July 13th, 2025

Days on Market                5

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 July 17th, 2025 at 10:18pm MDT