

**\$168,000**

Parkdale (Edmonton), Edmonton, AB

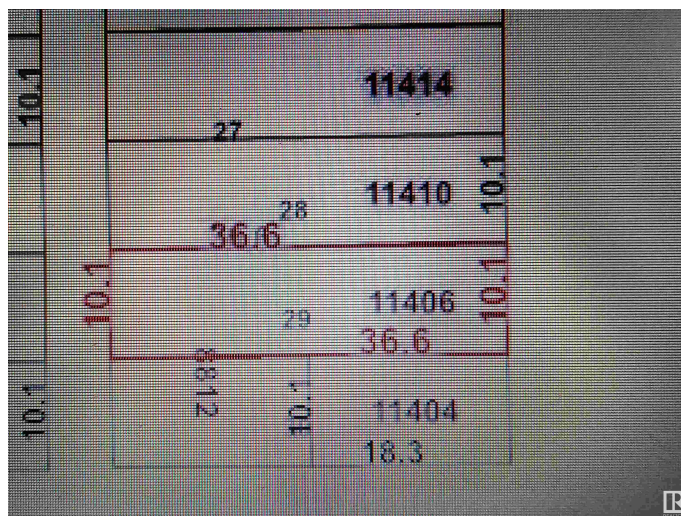
Invest, infill, or restore the existing home!  
Perfect to build a front back duplex on this  
RF-3, 33 x 120 lot, house is of no value and  
no entry available. Property is being sold "as is  
where is on possession day". No Warranties or  
representations.\* Excellent neighborhood with  
plenty of 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	\$168,000
Bathrooms	0.00
Acres	0.00
Type	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	26
Zoning	Zone 05

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Listing information last updated on May 4th, 2025 at 12:02am MDT