

**\$168,000**

Parkdale (Edmonton), Edmonton, AB

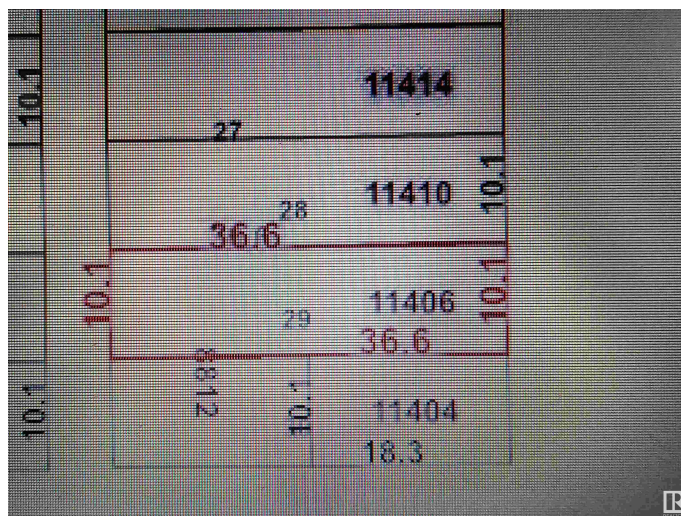
Invest, infill, or restore the existing home! Perfect to build a front back duplex on this RF-3, 33 x 120 lot, house is of no value and no entry available. Property is being sold "as is where is on possession day". No Warranties or representations.\* Excellent neighborhood with plenty of potential. Fantastic 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	19
Zoning	Zone 05

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Listing information last updated on April 27th, 2025 at 7:02pm MDT