

# \$195,000 - 11339 88 Street, Edmonton

MLS® #E4465619

## \$195,000

2 Bedroom, 1.00 Bathroom, 831 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Attention INVESTORS & DEVELOPERS! This is the project you've been waiting for in the high-demand Parkdale area. The property sits on a massive 33' x 165' lot, offering incredible potential for redevelopment into a lucrative duplex or triplex (subject to City approval). For immediate cash flow, the existing 2-bedroom home is a solid candidate for a quick renovation-and-hold strategy, featuring a functional layout with a kitchen and full bath on the main. A detached double car garage adds significant value. Sold "AS IS, WHERE IS" with no appliances, this is a blank canvas for your vision. Don't miss this rare chance to build your portfolio.



Built in 1931

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465619               |
| Price          | \$195,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 831                    |
| Acres          | 0.00                   |
| Year Built     | 1931                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |

|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11339 88 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3P7             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Vinyl                               |
| Exterior Features | Back Lane, Fenced, Flat Site, See Remarks |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Vinyl                               |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 05             |

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Listing information last updated on November 16th, 2025 at 4:02am MST