

\$209,000 - 11617 81 Street, Edmonton

MLS® #E4439833

\$209,000

1 Bedroom, 1.00 Bathroom, 670 sqft
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Investor & Builder Alert – Prime RF3
Redevelopment Lot in Downtown Parkdale!
This is the opportunity you’ve been waiting
for: a large RF3-zoned lot in the heart of
Parkdale, one of the city’s hottest infill
areas. Located right across from an
elementary school, this property is ideal for a
multi-unit income property or a modern
single-family home with a legal suite. The RF3
zoning opens the door for duplex,
semi-detached, or small-scale multi-family
development, making this a highly versatile
site for investors looking to maximize returns.
Surrounded by new infill builds and part of a
fast-growing neighborhood, this lot is perfectly
positioned to meet the area’s rising
demand for quality rental and ownership
options.

Built in 1951

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4439833 |
| Price | \$209,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 670 |
| Acres | 0.00 |
| Year Built | 1951 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 11617 81 Street |
| Area | Edmonton |
| Subdivision | Parkdale (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 2S1 |

Amenities

| | |
|-----------|------------------|
| Amenities | See Remarks |
| Parking | 2 Outdoor Stalls |

Interior

| | |
|--------------|---------------------------|
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Public Transportation, Schools |
| Roof | Flat |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 31st, 2025 |
| Days on Market | 36 |
| Zoning | Zone 05 |

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