

# \$425,000 - 11523 82 Street, Edmonton

MLS® #E4444815

**\$425,000**

5 Bedroom, 2.50 Bathroom, 1,121 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Investor and Family Opportunity in Parkdale!  
The main floor offers 3 spacious bedrooms and 2 modern bathrooms, perfect for family living. The Legal basement suite, with its own private entrance, 2 large bedrooms, in-suite laundry, and bright oversized windows, ensures strong rental appeal. Both units feature luxury vinyl plank flooring, quartz countertops, brand new appliances, updated plumbing, modern lighting, new kitchens, separate laundry, and ample storage. Located in vibrant Parkdale, enjoy proximity to shopping, schools, parks, public transit, and plenty of parking.

Built in 1977

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4444815               |
| Price          | \$425,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,121                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11523 82 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 2V7             |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Hot Water Natural Gas, No Animal Home, No Smoking Home        |
| Parking   | 2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Appliances Negotiable     |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                    |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 62              |
| Zoning         | Zone 05         |

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Listing information last updated on August 28th, 2025 at 11:47am MDT