

# \$195,000 - 11617 81 Street, Edmonton

MLS® #E4457083

**\$195,000**

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® #         | E4457083  |
| Price          | \$195,000 |
| 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    | September 10th, 2025 |
| Days on Market | 46                   |
| Zoning         | Zone 05              |

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