

## \$209,000 - 11617 81 Street, Edmonton

MLS® #E4439833

**\$209,000**

1 Bedroom, 1.00 Bathroom, 670 sqft

Single Family on 0.00 Acres

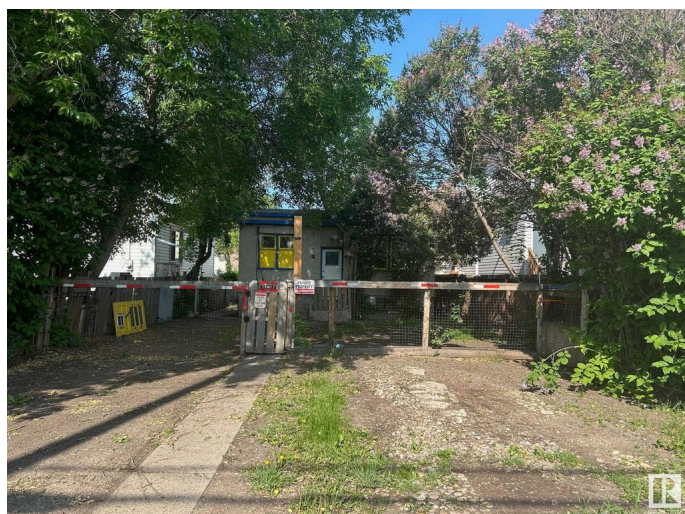
Parkdale (Edmonton), Edmonton, AB

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	16
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)  
Listing information last updated on June 16th, 2025 at 12:32pm MDT