

\$425,000 - 11523 82 Street, Edmonton

MLS® #E4462257

\$425,000

5 Bedroom, 2.50 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

INVESTOR ALERT! Welcome to Parkdale and this beautifully renovated bungalow with **LEGAL SUITE** and incredible income! The main floor offers 3 bedrooms, 2 bathrooms, and a bright open layout with luxury vinyl plank flooring, quartz countertops, and brand-new kitchen and appliances. The legal basement suite features 2 spacious bedrooms, large windows, private entrance, in-suite laundry, and modern finishes throughout. Both units are completely renovated with new plumbing, lighting, kitchens, and plenty of storage. Located close to shopping, schools, parks, and public transit—this turn-key property is ready for investors or first-time buyers looking for a mortgage helper. Currently fully leased with great tenants. Don't miss this Parkdale gem!

Built in 1977

Essential Information

MLS® #	E4462257
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	No Smoking Home, Parking-Extra
Parking Spaces	4
Parking	Front/Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
-------------	--------------------

Days on Market 21

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 November 5th, 2025 at 12:17am MST