

\$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	35
Zoning	Zone 05

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