

## **\$379,000 - 11236 84 Street, Edmonton**

MLS® #E4459831

**\$379,000**

3 Bedroom, 1.50 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Half Duplex on a Quiet Tree-Lined Street! This beautiful home offers a functional layout designed for modern living. The main floor features an inviting foyer that opens into a bright open-concept living, dining, and kitchen area, all finished with stylish laminate flooring. The kitchen is a standout with ample cabinetry, generous counter space, and a convenient breakfast bar, perfect for everyday living and entertaining. Upstairs, you'll find a spacious master suite with a walk-in closet, plus two additional bedrooms and a full 4-piece bath. Main floor laundry adds extra convenience. The basement offers a SEPARATE Entrance, making it ideal for a future legal suite or additional living space. Outside, enjoy driveway parking and a fantastic location. All this within walking distance to the Commonwealth Stadium, ideally located near the LRT station to take you to NAIT, MacEwan, the U of A. Don't miss this move-in-ready home in a family-friendly neighbourhood!

Built in 2008

### **Essential Information**

MLS® # E4459831

Price \$379,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,098         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11236 84 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3A9             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Unfinished                                                                   |

### Exterior

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

### Additional Information

Date Listed September 26th, 2025

Days on Market 26

Zoning Zone 05

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