

# \$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 20

Zoning Zone 05

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Listing information last updated on November 4th, 2025 at 2:02am MST