

\$450,000 - 11231 72 Avenue, Edmonton

MLS® #E4451793

\$450,000

4 Bedroom, 2.00 Bathroom, 839 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

This cute and cozy bungalow is located in the sought after and mature community of Parkallen. This 4 bedroom 2 bathroom home offers a flexible layout perfect for families, students and investors. The main floor features a bright living space, hardwood and ceramic tile floors thru-out main floor, two spacious bedrooms, full bath and a functional kitchen. Fully finished basement with separate entrance includes two more bedrooms, a second full bathroom and additional kitchen. Ideal for extended family or shared living. 2 laundries (up and down) and 2 sets of appliances. Recent updates include, bathrooms, ceramic floors, basement kitchen cabinets and shingles replaced in 2016. This home is structurally sound and a great holding property that generates steady income. It's also a great location for future infill development. Close to University of Alberta, Whyte Avenue, public transit, schools, shopping and all amenities.

Built in 1949

Essential Information

MLS® #	E4451793
Price	\$450,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	839
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11231 72 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0B4

Amenities

Amenities	Detectors Smoke
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Slab

Additional Information

Date Listed	August 7th, 2025
-------------	------------------

Days on Market 5

Zoning Zone 15

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 August 12th, 2025 at 7:02pm MDT