

## \$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 13

Zoning Zone 15

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Listing information last updated on August 20th, 2025 at 12:32pm MDT