

# \$640,000 - 11234/38/40/42 86 Street, Edmonton

MLS® #E4459335

**\$640,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Investor Alert! 4 Lots in a row, total development size of 130'x120' RM zoning (2 are RM H16 and 2 are RM H24) Vacant Lots ready for redevelopment. Properties sold "as is where is".



## Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4459335        |
| Price      | \$640,000       |
| Lease Rate | \$40            |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Vacant Lot/Land |
| Status     | Active          |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11234/38/40/42 86 Street |
| Area        | Edmonton                 |
| Subdivision | Parkdale (Edmonton)      |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5B 3H6                  |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Back Lane, See Remarks |
|-------------------|------------------------|

Lot Description      130x120'

**School Information**

Elementary            Norwood  
Middle                Spruce Avenue  
High                   McNally

**Additional Information**

Date Listed            September 24th, 2025  
Days on Market      36  
Zoning                 Zone 05

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 October 30th, 2025 at 2:18pm MDT