

# \$535,000 - 14732 91 Avenue, Edmonton

MLS® #E4444391

**\$535,000**

2 Bedroom, 2.00 Bathroom, 1,113 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Opportunity knocks in Parkview! This 56' x 110' lot offers endless potential in one of Edmonton's most desirable neighbourhoods. Whether you're looking to renovate the existing bungalow or start fresh with a custom-built home, this prime location is ideal. Surrounded by mature trees and nestled on a quiet street with both a back yard and back and side lane access, this property is perfect for investors, builders, or anyone ready to create something remarkable. Enjoy walking distance to top-rated schools, local shops, cafes, and the River Valley trail system. Parkview is known for its family-friendly charm, strong community vibe, and easy access to downtown, making it one of the most sought-after areas in the city. Don't miss your chance to secure a foothold in this prestigious west Edmonton community. Explore the possibilities today and unlock the value of this rare find!

Built in 1954

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444391  |
| Price      | \$535,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,113                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14732 91 Avenue |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4Z1         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                    |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Lot Description   | 56 ft x 110 ft                                                                                 |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Metal                                                                                    |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

Date Listed June 26th, 2025

Days on Market 37

Zoning Zone 10

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Listing information last updated on August 2nd, 2025 at 2:47pm MDT