

## \$410,000 - 11039 107 Street, Edmonton

MLS® #E4447135

**\$410,000**

3 Bedroom, 1.00 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

Central Mcdougall, Edmonton, AB

Located in the highly desirable MacDougal neighborhood of Edmonton, this classic 1950s bungalow offers not only timeless charm but also exciting potential for future development. Whether you're a first-time buyer, seasoned investor, or a developer looking for your next project, this property is full of possibilities. Sitting on a spacious lot, this home presents an exceptional opportunity for future growth. With its R2 zoning, the property provides the potential for redevelopment into multi-unit housing or expansion of the existing structure. Whether you want to renovate the current home to suit modern tastes or explore a larger-scale project, the location and zoning make this property a prime candidate for long-term value appreciation. This property is just minutes away from parks, schools, NAIT, shopping centers, LRT, making it ideal for families and professionals alike. The MacDougal area is quickly becoming one of Edmonton's most desirable neighborhood

Built in 1948

### Essential Information

MLS® #	E4447135
Price	\$410,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,409
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11039 107 Street
Area	Edmonton
Subdivision	Central Mcdougall
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2Z6

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized, Rear Drive Access

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 11th, 2025

Days on Market 4

Zoning Zone 08

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