

## \$635,900 - 10521 84 Street, Edmonton

MLS® #E4444546

**\$635,900**

4 Bedroom, 3.00 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Rare Double Lot with Dwelling â€“ Infill & Redevelopment Potential with City & River Valley Views. A unique opportunity for investors and developers: this 66' x 120' double lot, held under one title, offers excellent flexibility and strong redevelopment potential. Whether you're exploring infill options or envisioning a multifamily build (subject to municipal approval), this parcel is primed for growth. Situated on an elevated site, it captures stunning second-storey views of the city skyline & river valley â€” a rare feature that enhances future resale or rental appeal. Currently improved with a tenant-occupied dwelling on a month-to-month lease, the property offers immediate holding income while you prepare your development plans. Being sold as is, where is, with no warranties or representations. Buyer to accept property in current condition. Whether you're a builder, developer, or investor, this is a standout chance to secure a large, versatile lot with powerful upside in a high demand area.

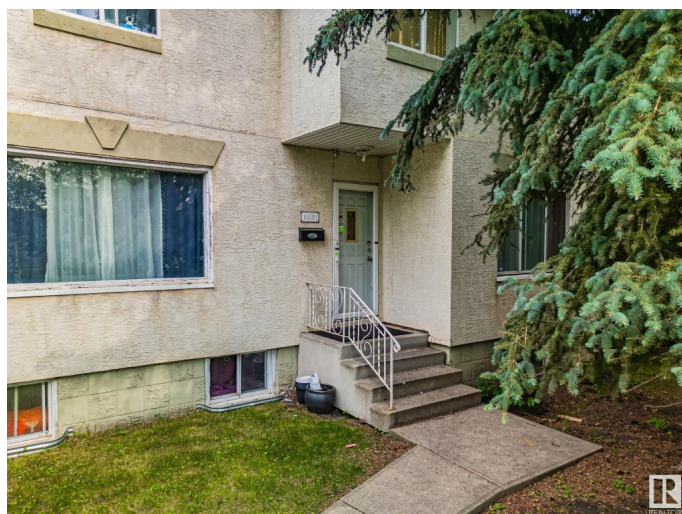
Built in 1943

### Essential Information

MLS® # E4444546

Price \$635,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,453
Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	10521 84 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3R4

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 25th, 2025

Days on Market 23

Zoning Zone 19

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 July 18th, 2025 at 5:47am MDT