

**\$484,900**

Parkview, Edmonton, AB

Opportunity knocks in Parkview! This 56â€™ x 110â€™ 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	\$484,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



14732 91 Ave NW, Edmonton, AB

<b>Main Floor</b>	Exterior Area 1113.42 sq ft
	Interior Area 1062.22 sq ft



PREPARED: 2025-06-26

White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

14732 91 Ave NW, Edmonton, AB

Basement (Below Grade)	Exterior Area 1050.05 sq ft Interior Area 990.67 sq ft
------------------------	---



A horizontal number line with arrows at both ends. There are seven tick marks labeled 0, 1, 2, 3, 4, 5, and 6. The segment of the line between the tick marks for 3 and 4 is shaded black.

PREPARED: 2025/06/26

While regions are excluded from total floor area in IGLUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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 73

Zoning Zone 10

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 September 7th, 2025 at 11:17am MDT