

## \$449,900 - 11330 58 Street, Edmonton

MLS® #E4443562

**\$449,900**

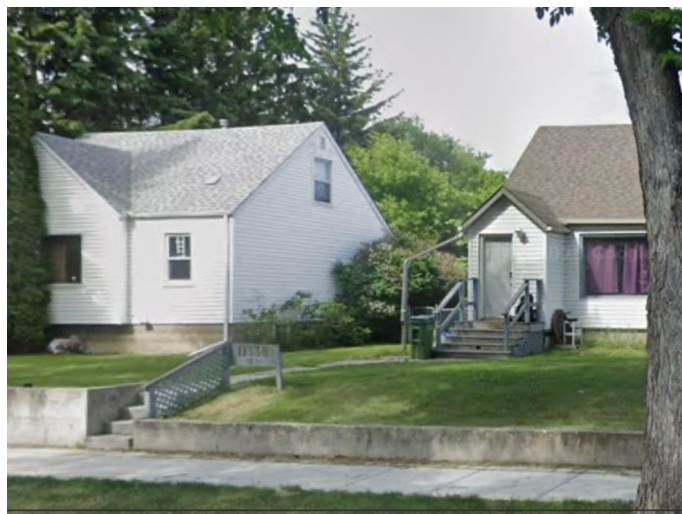
3 Bedroom, 1.00 Bathroom, 929 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

WHATS YOUR FLAVOR ? Low and behold here you have one of the finest building opportunities in the city 2 Highland lots 1476 meters squared , why do you ask? There are so many options here such as 2 8plexes, 32 suiter, 4 single family homes, joint ventures and so on. Each of the homes are currently rented and wish to stay so investors can have a nice way to carry financing while plans are drawn up. Firstly this property will only be sold with the sale of the property next door 11326 58 st for the same price so the full amount is \$899800. The

BUILDER/DEVELOPER/PROPERTY MANAGER involved has OTHER QUALITY sites available for those eager investors looking for something different and some unique opportunities not seen in Edmonton



Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443562  |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 929       |
| Acres          | 0.00      |
| Year Built     | 1950      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 1 and Half Storey      |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11330 58 Street      |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 3W5              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                |
|--------------|--------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Ele |
| Heating      | Forced Air-1, Natural Gas      |
| Stories      | 2                              |
| Has Basement | Yes                            |
| Basement     | Full, Partially Finished       |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 86              |
| Zoning         | Zone 09         |



24-SUITE CONDO



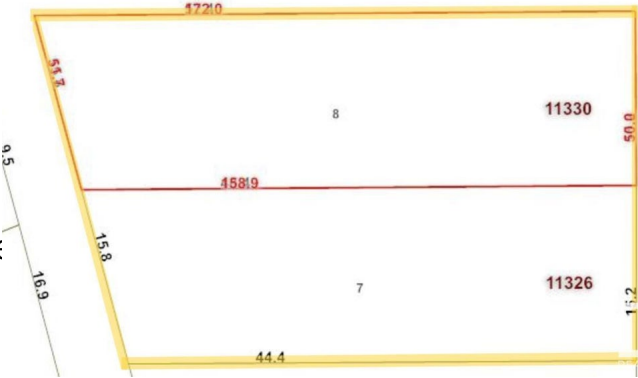
SIDE-BY-SIDE DUPLI



4-PLEX



SKINNY HOMES



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Listing information last updated on September 13th, 2025 at 10:02pm MDT