

\$635,900 - 10521 84 Street, Edmonton

MLS® #E4444546

\$635,900

4 Bedroom, 3.00 Bathroom, 1,453 sqft
Single Family on 0.00 Acres

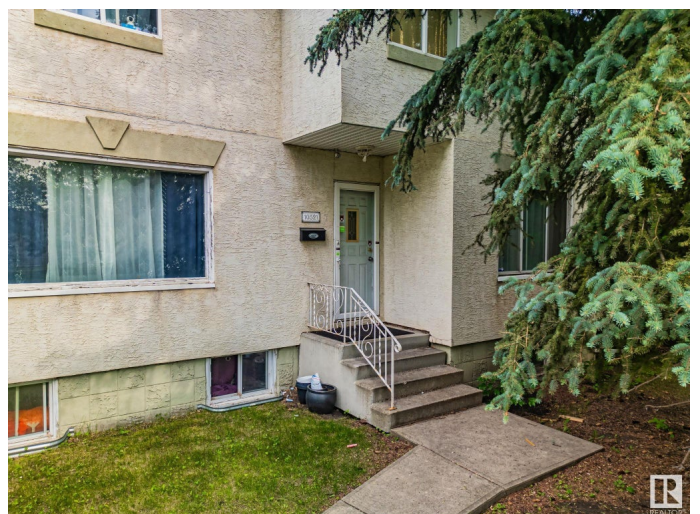
Forest Heights (Edmonton), Edmonton, AB

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 58

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 August 22nd, 2025 at 8:17am MDT