

# \$535,000 - 14732 91 Avenue, Edmonton

MLS® #E4444391

**\$535,000**

2 Bedroom, 2.00 Bathroom, 1,113 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Opportunity knocks in Parkview! This 56' x 110' 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	\$535,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



14732 91 Ave NW, Edmonton, AB

Main Floor Exterior Area 1113.42 sq ft  
Interior Area 1052.22 sq ft



0 3 6 ft

PREPARED: 2025/06/28

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.

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



0 3 6 ft

PREPARED: 2025/06/28

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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 43

Zoning Zone 10

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Listing information last updated on August 8th, 2025 at 10:47am MDT