

# \$470,000 - 11135 Groat Road, Edmonton

MLS® #E4443866

**\$470,000**

3 Bedroom, 2.00 Bathroom, 1,098 sqft  
Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Amazing opportunity to invest, build or  
redevelop on 50x140 lot in a prime location.  
Don't miss out!

Built in 1952

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443866               |
| Price          | \$470,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,098                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11135 Groat Road     |
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 3K1              |



## Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

## Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, See Remarks         |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Stucco                       |
| Exterior Features | Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Stucco                       |
| Foundation        | Concrete Perimeter                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 85              |
| Zoning         | Zone 07         |

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 16th, 2025 at 8:32am MDT