

**\$550,000**

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	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



**14732 91 Ave NW, Edmonton, AB**

**Main Floor** Exterior Area 1113.42 sq ft  
Interior Area 1062.22 sq ft



PREPARED: 20250625

While 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  
Interior Area 990.67 sq ft



PREPARED: 20250620

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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 24

Zoning Zone 10

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Listing information last updated on July 20th, 2025 at 5:47am MDT