

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

MLS® #E4443562

**\$449,900**

3 Bedroom, 1.00 Bathroom, 929 sqft  
Single Family on 0.00 Acres

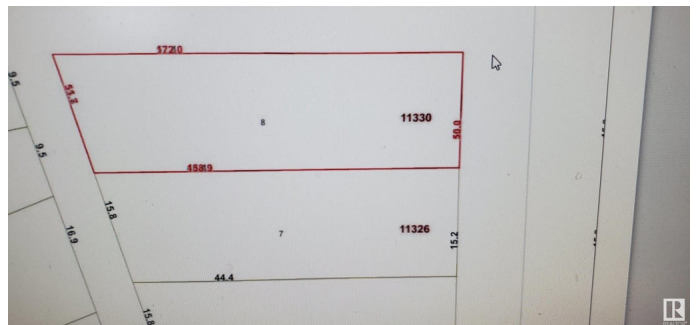
Highlands (Edmonton), Edmonton, AB

OPPORTUNITY KNOCKS !!!! 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? 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. 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. 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-Electric, Washer
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	27
Zoning	Zone 09

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 July 17th, 2025 at 2:47pm MDT