

\$484,900

Parkview, Edmonton, AB

Opportunity knocks in Parkview! This 56â€™ x 110â€™ 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 | \$484,900 |
| 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 |



| Category | 0 | 3 | 6 |
|------------------|------|------|------|
| No | ~85% | ~80% | ~75% |
| Yes | ~10% | ~15% | ~20% |
| Don't know | ~5% | ~5% | ~5% |
| Refuse to answer | ~0% | ~0% | ~0% |

PREPARED: 2025/06/20

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 |



A horizontal number line with tick marks at 0, 3, and 6. The segment between 3 and 4 is shaded black.

PREPARED: 2025/06/20

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.

| | |
|----------------|------------------------|
| 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 65

Zoning Zone 10

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Listing information last updated on August 30th, 2025 at 11:02am MDT