

# \$410,000 - 11039 107 Street, Edmonton

MLS® #E4447135

**\$410,000**

3 Bedroom, 1.00 Bathroom, 1,409 sqft  
Single Family on 0.00 Acres

Central Mcdougall, Edmonton, AB

Located in the highly desirable MacDougal neighborhood of Edmonton, this classic 1950s bungalow offers not only timeless charm but also exciting potential for future development. Whether you’re a first-time buyer, seasoned investor, or a developer looking for your next project, this property is full of possibilities. Sitting on a spacious lot, this home presents an exceptional opportunity for future growth. With its R2 zoning, the property provides the potential for redevelopment into multi-unit housing or expansion of the existing structure. Whether you want to renovate the current home to suit modern tastes or explore a larger-scale project, the location and zoning make this property a prime candidate for long-term value appreciation. This property is just minutes away from parks, schools, NAIT, shopping centers, LRT, making it ideal for families and professionals alike. The MacDougal area is quickly becoming one of Edmonton’s most desirable neighborhood

Built in 1948

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447135  |
| Price     | \$410,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,409                  |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11039 107 Street  |
| Area        | Edmonton          |
| Subdivision | Central Mcdougall |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 2Z6           |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | See Remarks                                           |
| Parking   | Double Garage Detached, Over Sized, Rear Drive Access |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Wall Mount                |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stucco                                |
| Exterior Features | Back Lane, Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stucco                                |
| Foundation        | Concrete Perimeter                          |

### Additional Information

Date Listed July 11th, 2025

Days on Market 25

Zoning Zone 08

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