

\$300,000 - 11315 Groat Road, Edmonton

MLS® #E4437744

\$300,000

3 Bedroom, 2.00 Bathroom, 1,373 sqft

Single Family on 0.00 Acres

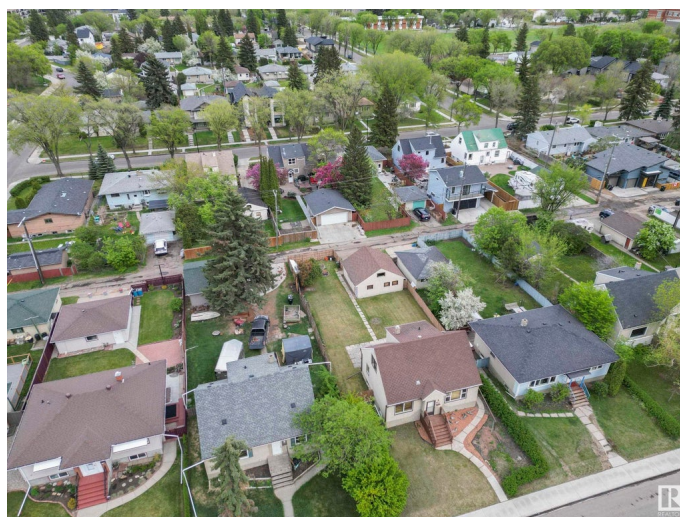
Inglewood (Edmonton), Edmonton, AB

Investor alert in central Inglewood! Visit the REALTOR®'s website for more details. This 1.5-storey home sits on a massive 650+ m² lot across from Westmount Shopping Centre. Imagine the possibilities of renovating for legal suites to hold for future redevelopment or looking at options for up to an eight-plex with the City of Edmonton's revised zoning guidelines for this RF3 lot. The proximity to transit & easy access to locations like NAIT, Downtown Edmonton, & with nearby amenities this is a hot location for investment. If you're looking for a property that offers great future potential then this home might be your home.

Built in 1953

Essential Information

MLS® #	E4437744
Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,373
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family



Style	1 and Half Storey
Status	Active

Community Information

Address	11315 Groat Road
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 3K2

Amenities

Amenities	On Street Parking, Fire Pit, Parking-Extra, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Detached

Interior

Appliances	Dryer, Freezer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

School Information

Elementary	Inglewood School
Middle	Westmount School
High	Ross Sheppard School

Additional Information

Date Listed	May 22nd, 2025
Days on Market	3

Zoning

Zone 07

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Listing information last updated on May 25th, 2025 at 7:47am MDT