

## \$875,000 - 14342 Park Drive, Edmonton

MLS® #E4358554

**\$875,000**

5 Bedroom, 2.00 Bathroom, 1,374 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Sitting directly above Mackenzie Ravine on a 56x120 lot lies a rare infill opportunity. This property is on the tree-lined street of Park Drive, facing a mature park. The lot is secure and private as it sits at one of the highest points of the ravine while also being one of the longest, usable backyards before dropping down the embankment. It has mature fruit trees and garden space. The main ravine pathway leads to the river, downtown, and Hawrelak Park. The drive downtown is short and easy. The neighbourhood has top-rated schools, restaurants, and services within walking distance. The home on the lot has been maintained and cared for. The kitchen boasts 10 foot ceilings with a full panel of windows spanning the ravine. This home also has good storage. You may comfortably reside here, or use it until plans for redevelopment are in place. This is an opportunity to reside at a premier address among some of Edmonton's most architecturally beautiful homes and neighbourhoods.

Built in 1954

### Essential Information

MLS® #	E4358554
Price	\$875,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,374
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14342 Park Drive
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5V2

### Amenities

Amenities	Deck
Parking	Front Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Hillside, Park/Reserve, Ravine View
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed September 15th, 2023

Days on Market 586

Zoning Zone 10

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