

## \$290,000 - 11734 87 St, Edmonton

MLS® #E4453857

**\$290,000**

3 Bedroom, 2.00 Bathroom, 1,052 sqft

Single Family on 0.00 Acres

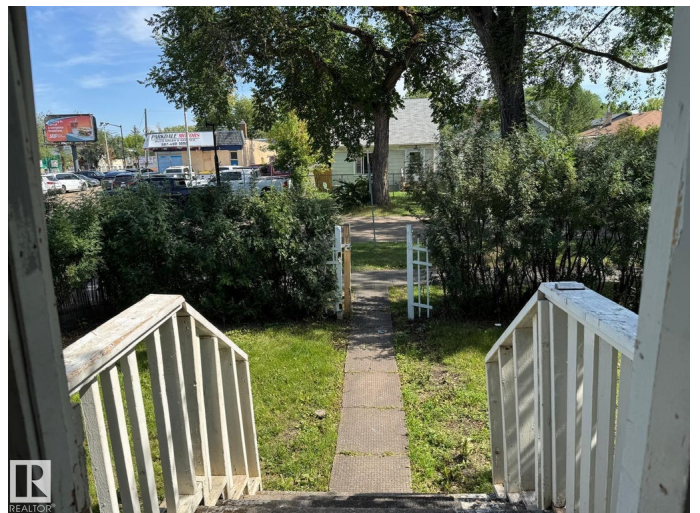
Parkdale (Edmonton), Edmonton, AB

Attention Investors! This corner side Bungalow offers 1052.29 sq with 3 bedrooms, 2 full baths and an unfinished basement, a convenient double detached garage. Additionally, you will have ample space for storage and parking. With two new front windows, this bungalow offers a spacious laundry room and a separate entrance with access to the basement, the water tank is 11 years old. The furnace 13 years old, new fridge, new stove, the main bathroom has a new sink, toilet and tub, 25 years old shingles, new paint, new Vinyl flooring, washer and dryer one year old. Situated on a massive lot approximately 33 x 166 ft., whether you envision this as your ideal residential or a strategic location for your business, the opportunities are boundless. Enjoy proximity to NAIT, retail & more amenities. Walk to LRT, parks & Downtown & with just a 10-minute drive to the University, Royal Alexandra Hospital & Rogers Place, you'll experience the best of urban living!

Built in 1910

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453857  |
| Price     | \$290,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,052                  |
| Acres          | 0.00                   |
| Year Built     | 1910                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11734 87 St         |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3M7             |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Fire Pit, Front Porch, Hot Water Natural Gas, R.V. Storage |
| Parking   | Double Garage Detached                                     |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Stories           | 1                                           |
| Has Basement      | Yes                                         |
| Basement          | See Remarks, Unfinished                     |

### Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                     |
| Exterior Features | Corner Lot, Flat Site, Golf Nearby, Landscaped, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                              |

### Additional Information

Date Listed August 20th, 2025

Days on Market 8

Zoning Zone 05

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Listing information last updated on August 28th, 2025 at 4:02am MDT