

## \$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 1

Zoning Zone 05

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