

\$268,000 - 12337 87 Street, Edmonton

MLS® #E4461963

\$268,000

3 Bedroom, 1.00 Bathroom, 689 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

DEVELOPER or INVESTOR Alert! Great location in established community of Delton, across from Delton Park. The possibilities are endless with this lot as far as side by side or front / back duplex, tri-plex / semi-detached developments & up to 6 units! Be creative, buy & build, & take advantage of CMHC MLI program 5% down! The main floor has 1 bedroom, 1 full bath, kitchen, living room & the basement has 2 bedroom+ family room, laundry & utilities space. House and detached garage are AS IS WHERE IS condition. Convenient location with access to all amenities. Quick access to Yellowhead Trail and minutes from downtown Edmonton. **DON'T MISS OUT ON THIS ONE!** Fantastic development opportunity!

Built in 1946

Essential Information

MLS® #	E4461963
Price	\$268,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	689
Acres	0.00
Year Built	1946



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12337 87 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3P1

Amenities

Amenities	Parking-Extra, See Remarks
Parking	Double Garage Detached

Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 14th, 2025
Days on Market	1
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR® , REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 15th, 2025 at 8:17am MDT