

## **\$189,900 - 11531 87 Street, Edmonton**

MLS® #E4443120

**\$189,900**

3 Bedroom, 1.50 Bathroom, 1,173 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

This is the BEST BUY and centrally located in the Parkdale neighborhood. Great opportunity to own a very solidly built and nicely upgraded 2 storey style character home. When you enter this home you will not think you are in a home that was built in 1912. The home is loaded with many upgrades including kitchen cabinets, countertops, laminate flooring, carpets, bathrooms, baseboards, paint, and more. The main floor has higher ceilings, large living room, dining room, 2 piece bathroom, and a open style kitchen. The upper level is open and has 3 bedrooms and a 4 piece main bathroom. The exterior of the home has been professionally upgraded. The basement is unfinished and the laundry room is in that area. It was rented at 1,600 monthly and a great investment property with the potential to tear down and build a multi family dwelling. There is plenty of parking out back. The home is close to all amenities, shopping, schools, transportation and more. It is just a short bus ride to downtown Edmonton.

Built in 1912

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4443120  |
| Price    | \$189,900 |
| Bedrooms | 3         |





|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,173                  |
| Acres          | 0.00                   |
| Year Built     | 1912                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11531 87 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3M4             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

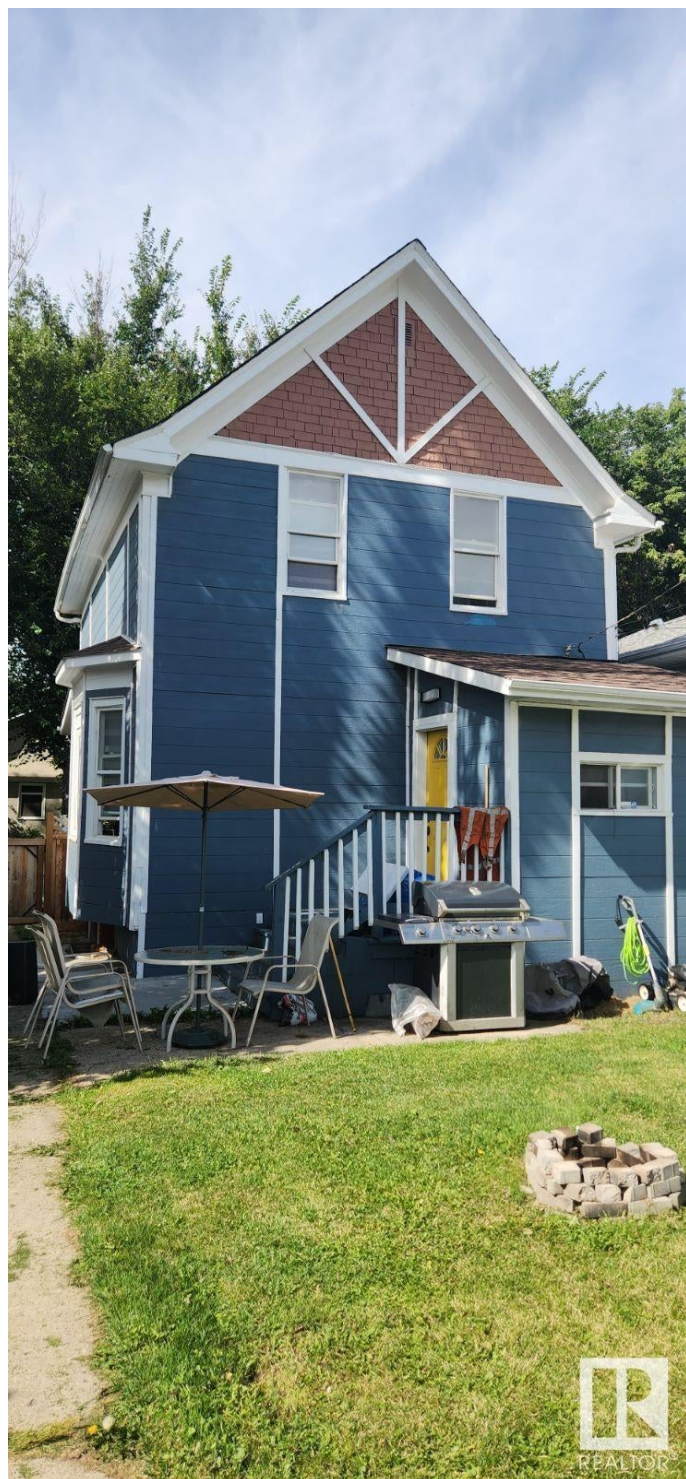
### Interior

|              |                                     |
|--------------|-------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Remarks |
| Heating      | Forced Air-1, Natural Gas           |
| Stories      | 2                                   |
| Has Basement | Yes                                 |
| Basement     | Full, Unfinished                    |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Vinyl                  |
| Exterior Features | Landscaped, Public Transport |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Vinyl                  |
| Foundation        | Concrete Perimeter           |

### Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 05         |

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Listing information last updated on July 3rd, 2025 at 7:47pm MDT