

Courtesy Of Wendy Siddall Of Century 21 Masters

## **\$325,000 - 11945 87 Street, Edmonton**

MLS® #E4442343

**\$325,000**

4 Bedroom, 2.00 Bathroom, 935 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

HUGE 50' x 150' Corner Lot | Fully Finished Bungalow | Redevelopment Potential  
Incredible opportunity for first-time buyers, investors, or developers! This well-maintained and updated bungalow sits on a massive 50' x 150' RF3-zoned corner lot in Eastwood—ideal for future redevelopment, including a potential 4-plex build. Main floor features gorgeous hardwood flooring, a bright, spacious kitchen with double-sink island, 2 comfortable bedrooms, and 4-piece bath. The fully finished basement offers a large family room, 2 additional bedrooms, and a second 4-piece bathroom—perfect for teens, guests or extended family. Enjoy the oversized garage, RV parking, treated fence, and a large treed backyard complete with deck and fire pit—ideal for entertaining or relaxing. Major upgrades include: new high-efficiency hot water tank, radon mitigation system, and high-quality main floor picture windows. Roof and furnace (2012). Live in, rent out, or develop—this home offers incredible value and limitless potential

Built in 1945

### **Essential Information**

MLS® # E4442343

Price \$325,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 935                    |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11945 87 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3N3         |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, No Smoking Home |
| Parking   | Double Garage Detached                                 |

### Interior

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Washer, Dryer-Two |
| Heating      | Forced Air-1, Natural Gas                                  |
| Stories      | 2                                                          |
| Has Basement | Yes                                                        |
| Basement     | Full, Finished                                             |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                         |
| Exterior Features | Back Lane, Corner Lot, Fenced, Level Land, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stucco                                                         |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

Date Listed June 13th, 2025

Days on Market 3

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 June 16th, 2025 at 4:47am MDT