

## **\$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

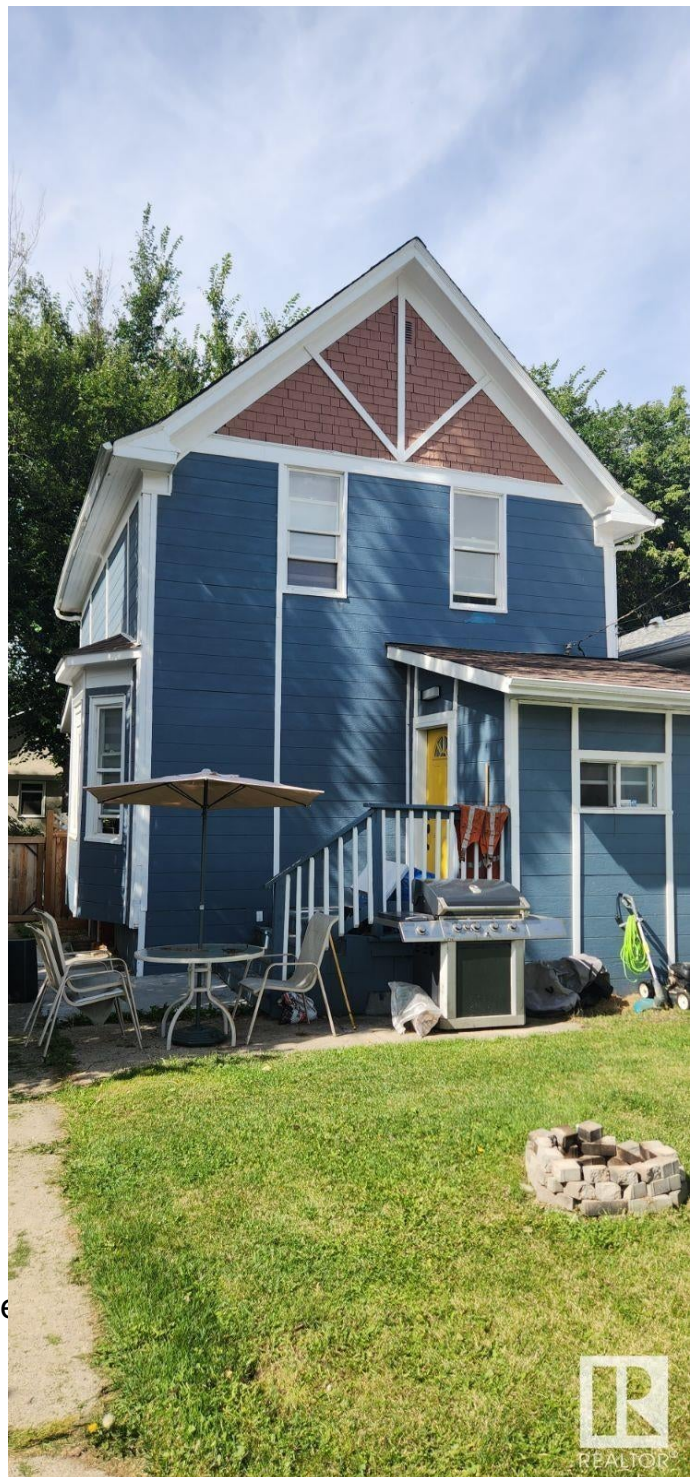
### Interior

Appliances	Dryer, Refrigerator, Stove-Ele
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Landscaped, Public Transpo
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information



Date Listed	June 18th, 2025
Days on Market	19
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 July 7th, 2025 at 7:32pm MDT