

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 2

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 15th, 2025 at 6:47am MDT