

# \$449,000 - 14528 87 Avenue, Edmonton

MLS® #E4452080

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,081 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. A Parkview bungalow full of charm, light, and potential. Set on a 6,093 sq ft lot with sunny south-facing exposure, this character-filled home offers ~1,081 sq ft +/- above grade, plus a finished basement with additional living space. With two bedrooms up—including a spacious primary—and a third downstairs, there’s flexibility for families, guests, or home office needs. Inside, you’ll find original hardwood flooring, updated kitchen countertops, updated bathrooms, and large windows that bring in natural light. The oversized back deck is perfect for unwinding or entertaining, and the detached double garage adds valuable utility. Located in one of Edmonton’s most established west-end neighborhoods, this home is a solid opportunity to get into Parkview and make it your own. Available for immediate possession.

Built in 1958

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452080  |
| Price      | \$449,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,081                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14528 87 Avenue |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4E4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                      |
|--------------|------------------------------------------------------|
| Appliances   | Dryer, Freezer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                            |
| Stories      | 2                                                    |
| Has Basement | Yes                                                  |
| Basement     | Full, Finished                                       |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco                                                                           |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

Days on Market 12

Zoning Zone 10

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