

## **\$199,999 - 11531 87 Street, Edmonton**

MLS® #E4417648

**\$199,999**

3 Bedroom, 1.50 Bathroom, 1,173 sqft  
Single Family on 0.00 Acres

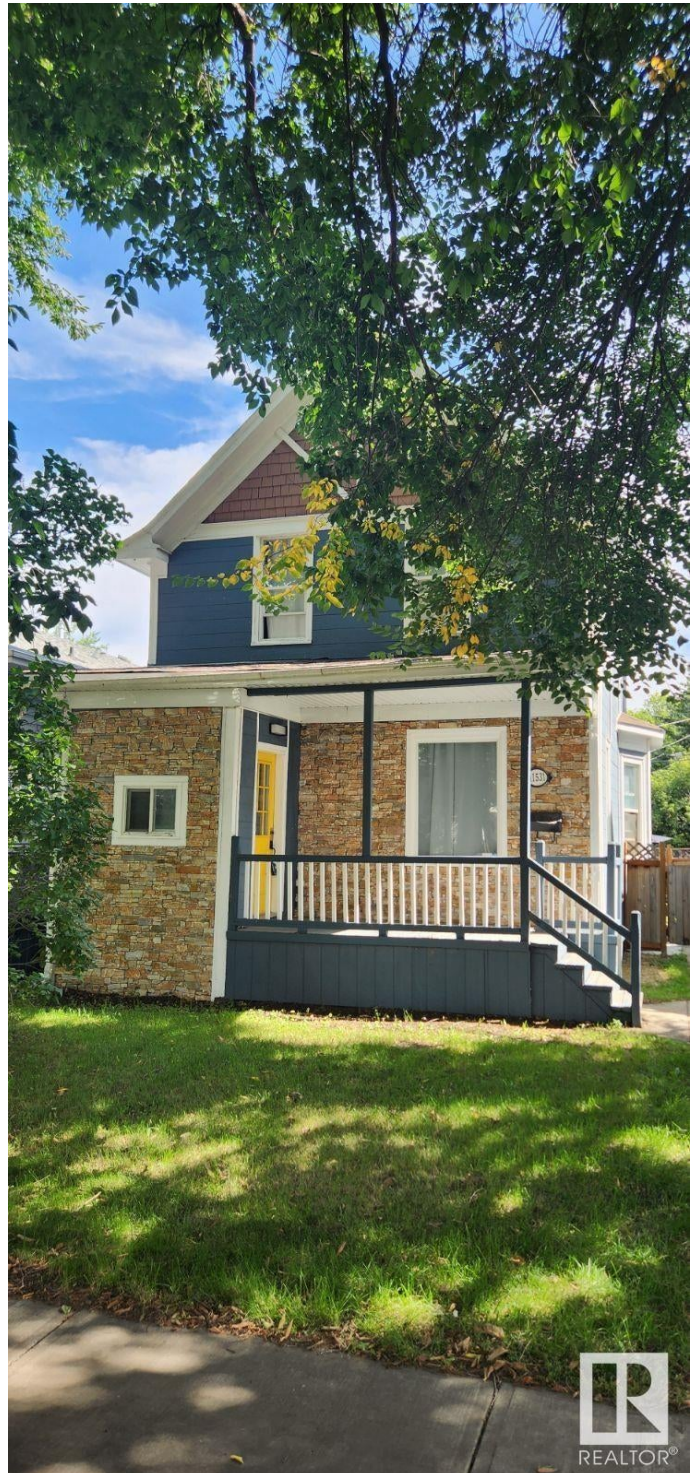
Parkdale (Edmonton), Edmonton, AB

Why rent when you can own. And this is a great opportunity to own a very solidly built and centrally located 2 storey style character home in a great location in the neighborhood of Parkdale. 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 an 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. Was rented at 1,600 monthly and a great investment property with the potential to tear down and build a multi family dwelling down the road. 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® #	E4417648
Price	\$199,999
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	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 10th, 2025

Days on Market 84

Zoning Zone 05

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Listing information last updated on April 4th, 2025 at 7:32pm MDT