

## \$950,000 - 11819 87 Avenue, Edmonton

MLS® #E4444316

**\$950,000**

5 Bedroom, 2.00 Bathroom, 1,546 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

AMAZING LOCATION!!! Build your dream home, Create a fantastic investment property or both only minutes walk to U of A campus and the Jube! Quick commute to Downtown Edmonton, Parks, Golf, The River Valley. 718.26 Sq/M Lot. Dream home, Dream home with Basement Suite, Dream home with basement suite and Laneway suite Over sized garage is concrete and could have a second floor easily added, even a Duplex the list goes on... opportunities abound. Buy now and assume the tenant while redevelopment building plans are approved to have residual income during the process.

Built in 1954

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4444316               |
| Price          | \$950,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,546                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11819 87 Avenue         |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 0Y5                 |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                                                         |
| Parking        | Double Garage Detached, Over Sized                                                        |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                 |
| Stories      | 4                                                                                         |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                               |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood                                                                                               |
| Foundation        | Concrete Perimeter                                                                                 |

### School Information

|      |                      |
|------|----------------------|
| High | Scona Comp/Old Scona |
|------|----------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 81              |
| Zoning         | Zone 15         |

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Listing information last updated on September 14th, 2025 at 1:02am MDT