

## \$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	84
Zoning	Zone 15

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 September 17th, 2025 at 4:47am MDT