

## \$259,900 - 11607 87 Street, Edmonton

MLS® #E4440309

**\$259,900**

3 Bedroom, 1.00 Bathroom, 768 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

UPGRADED Bungalow! Completely redone Sewer line with backflow valve, newer high efficiency hot water tank, furnace, newer roof, newer main floor vinyl windows with blinds, redone vinyl siding, and an upgraded 100AMP panel! Enjoy the perks of a cheap mortgage without the worry of upcoming expensive upgrades - this house is set for at least a decade, with a little TLC you can make this house YOUR HOME! Other fantastic perks include a quiet tree lined street, spacious fully fenced backyard, and a nice secure single car garage. Do not miss out on this diamond in the rough!

Built in 1946

### Essential Information

MLS® #	E4440309
Price	\$259,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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### Community Information

Address	11607 87 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3M6

### Amenities

Amenities	Off Street Parking, On Street Parking, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, No Through Road, Private Setting, Public Transportation, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
Days on Market	40
Zoning	Zone 05

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