

# \$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 78  
Zoning Zone 15

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