

## \$389,000 - 17915 87a Avenue, Edmonton

MLS® #E4436860

**\$389,000**

4 Bedroom, 2.00 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Belmead, Edmonton, AB

Welcome to this spacious 4-level split offering 2,259 sq/ft of total living space on a generous 7,100 sq/ft lot! With 4 bedrooms (3 upstairs, 1 in the basement), this home is perfect for growing families or anyone needing separate spaces to live, work, and relax. All bedrooms are generously sized, including the primary suite with its own 3-piece ensuite. The thoughtful layout offers privacy and flexibility—ideal for multigenerational living, home offices, or teen retreats. The main level features a large, light-filled living room, while the lower levels offer extra living space and a private bedroom. You'll love the abundant storage throughout the home. South-facing backyard fills the home with natural light and offers a wonderful space to BBQ on summer nights! Enjoy A/C, newer shingles, furnace & hot water tank. Large double attached garage is fully insulated and drywalled. Near WEM, Misercordia Hospital, transit & more. Home needs TLC but offers exceptional value and has room for appreciation!

Built in 1975

### Essential Information

MLS® # E4436860

Price \$389,000

Bedrooms 4



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,254
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	17915 87a Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0Z3

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	4
Zoning	Zone 20

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