

# \$449,000 - 14528 87 Avenue, Edmonton

MLS® #E4452080

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,081 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. A Parkview bungalow full of charm, light, and potential. Set on a 6,093 sq ft lot with sunny south-facing exposure, this character-filled home offers ~1,081 sq ft+/- above grade, plus a finished basement with additional living space. With two bedrooms upâ€”including a spacious primaryâ€”and a third downstairs, thereâ€™s flexibility for families, guests, or home office needs. Inside, you'll find original hardwood flooring, updated kitchen countertops, updated bathrooms, and large windows that bring in natural light. The oversized back deck is perfect for unwinding or entertaining, and the detached double garage adds valuable utility. Located in one of Edmontonâ€™s most established west-end neighborhoods, this home is a solid opportunity to get into Parkview and make it your own. Available for immediate possession.

Built in 1958

## Essential Information

MLS® #	E4452080
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,081
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14528 87 Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4E4

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Freezer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 8th, 2025
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Days on Market 42

Zoning Zone 10

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