

## \$899,900 - 11819 87 Avenue, Edmonton

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MLS® #E4464603

**\$899,900**

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 even a Duplex the list goes on... opportunities abound.

Built in 1954

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464603               |
| Price          | \$899,900              |
| 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      | Bar, Deck, See Remarks                                |
| Parking Spaces | 5                                                     |
| Parking        | Double Garage Detached, Over Sized, Rear Drive Access |

### **Interior**

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                 |
| Fireplace    | Yes                                                                                       |
| Fireplaces   | Brick Facing                                                                              |
| Stories      | 4                                                                                         |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### **Exterior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                             |
| Exterior Features | Back Lane, Golf Nearby, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 15            |

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Listing information last updated on November 5th, 2025 at 4:47pm MST