

# \$250,000 - 11313 87 Street, Edmonton

MLS® #E4443839

**\$250,000**

2 Bedroom, 1.00 Bathroom, 1,184 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Perfect for first-time buyers or savvy investors, this bungalow offers 2 good size bedrooms plus a versatile office space, ideal for working from home or extra storage. The tiled foyer leads into a spacious kitchen featuring ample cabinetry and a large eat-up island, seamlessly flowing into the open dining and sun-filled living room, complete with a built-in wall unit for added character and convenience. A full tiled bathroom, dedicated laundry room, and generous storage options enhance everyday living. Outside, enjoy the perks of an oversized heated attached garage, a new furnace, central A/C, 100-amp electrical service, and a security system for peace of mind. Tucked away yet close to everything, this hidden gem is one you donâ€™t want to miss!

Built in 1981

## Essential Information

MLS® #	E4443839
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,184
Acres	0.00
Year Built	1981



GROSS INTERNAL AREA  
MAIN LEVEL: 1184 SQ. FT. 110 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 452 SQ. FT. 42 m<sup>2</sup>  
TOTAL: 1184 SQ. FT. 110 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11313 87 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5V 3L8

### Amenities

Amenities	On Street Parking, Air Conditioner, Crawl Space, No Animal Home, Parking-Extra
Parking	Double Garage Attached

### Interior

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Furniture Included, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	3
Zoning	Zone 05

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