

Courtesy Of Wendy Siddall Of Century 21 Masters

\$325,000 - 11945 87 Street, Edmonton

MLS® #E4442343

\$325,000

4 Bedroom, 2.00 Bathroom, 935 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

HUGE 50' x 150' Corner Lot | Fully Finished Bungalow | Redevelopment Potential
Incredible opportunity for first-time buyers, investors, or developers! This well-maintained and updated bungalow sits on a massive 50' x 150' RF3-zoned corner lot in Eastwood—ideal for future redevelopment, including a potential 4-plex build. Main floor features gorgeous hardwood flooring, a bright, spacious kitchen with double-sink island, 2 comfortable bedrooms, and 4-piece bath. The fully finished basement offers a large family room, 2 additional bedrooms, and a second 4-piece bathroom—perfect for teens, guests or extended family. Enjoy the oversized garage, RV parking, treated fence, and a large treed backyard complete with deck and fire pit—ideal for entertaining or relaxing. Major upgrades include: new high-efficiency hot water tank, radon mitigation system, and high-quality main floor picture windows. Roof and furnace (2012). Live in, rent out, or develop—this home offers incredible value and limitless potential

Built in 1945

Essential Information

MLS® # E4442343

Price \$325,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	935
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11945 87 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3N3

Amenities

Amenities	Off Street Parking, On Street Parking, No Smoking Home
Parking	Double Garage Detached

Interior

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Washer, Dryer-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Level Land, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 9:02pm MDT