

**\$269,900 - 11607 87 Street, Edmonton**

MLS® #E4440309

**\$269,900**

3 Bedroom, 1.00 Bathroom, 768 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

UPGRADED Bungalow! Completely redone  
Sewer line with backflow valve, newer high  
efficiency hot water tank, furnace, newer roof,  
newer main floor vinyl windows with blinds,  
redone vinyl siding, and an upgraded 100AMP  
panel! Enjoy the perks of a cheap mortgage  
without the worry of upcoming expensive  
upgrades - this house is set for at least a  
decade, with a little TLC you can make this  
house YOUR HOME! Other fantastic perks  
include a quiet tree lined street, spacious fully  
fenced backyard, and a nice secure single car  
garage. Do not miss out on this diamond in the  
rough!

Built in 1946

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440309               |
| Price          | \$269,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 768                    |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11607 87 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3M6             |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                     |
| Parking        | Over Sized, Single Garage Detached                                    |

### Interior

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                   |
| Stories      | 2                                                                                                                                           |
| Has Basement | Yes                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, No Through Road, Private Setting, Public Transportation, Schools, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 05        |

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Listing information last updated on June 16th, 2025 at 10:17pm MDT