

Courtesy Of Ricky Singh Of MaxWell Polaris

# \$359,555 - 12109 87 St, Edmonton

MLS® #E4432006

**\$359,555**

3 Bedroom, 2.00 Bathroom, 959 sqft  
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

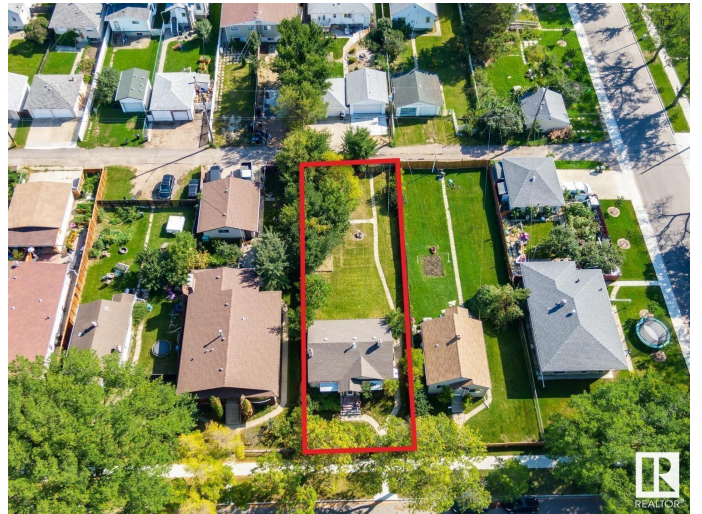
## INCREDIBLE DEVELOPMENT

OPPORTUNITY! This huge 50 x 150 ft lot zoned RF3 is situated on a beautiful tree lined street in central Eastwood. This LARGE LOT provides tons of potential for future development, NEW BYLAWS allowing for 8 UNITS - build a side by side duplex plus basement suites or split the lot into 2 skinnies â€” the possibilities are endless! This bungalow has, 3 bedrooms, 2 baths, 2 Laundries, newer furnace, shingles, HWT and bedroom windows & freshly painted with detached single garage with RV parking. Providing quick and easy access to downtown, NAIT and Kingsway Mall and within walking distance to parks, schools, & public transit â€” the location is fantastic. MUST SEE!!

Built in 1949

## Essential Information

MLS® #	E4432006
Price	\$359,555
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.00
Year Built	1949



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

### **Community Information**

Address	12109 87 St
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3N7

### **Amenities**

Amenities	R.V. Storage, See Remarks, Infill Property
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Gas, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Alphonsus Catholic
Middle	St. Alphonsus Catholic
High	Aurora Academic Charter

### **Additional Information**

Date Listed	April 22nd, 2025
-------------	------------------

Days on Market 2

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 April 24th, 2025 at 9:02am MDT