

## \$929,990 - 11827 87 Avenue, Edmonton

MLS® #E4461704

**\$929,990**

4 Bedroom, 2.00 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Outstanding opportunity in the highly sought-after community of Windsor Park! This solid 1,448 sq.ft. bungalow sits on a premium 68' x 125' lot, offering exceptional potential for future redevelopment or custom infill. The home features three bedrooms on the main level, two full bathrooms, and spacious L-shaped living and dining areas filled with natural light from the sunny south-facing backyard. The partially finished basement includes a fourth bedroom and ample room for further development. Recent improvements include new flooring and upgraded lighting fixtures, including pot lights, enhancing both comfort and style. Most windows have been replaced. Surrounded by mature landscaping with lush greenery and perennials. Steps from the University of Alberta, river valley, top-rated schools, LRT, and only minutes to downtown. A rare chance to own in one of Edmonton's most prestigious neighbourhoods.

Built in 1954

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461704  |
| Price     | \$929,990 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,475                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11827 87 Avenue         |
| Area        | Edmonton                |
| Subdivision | Windsor Park (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6G 0Y5                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                         |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Brick, Stucco                                                                         |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

Date Listed            October 10th, 2025

Days on Market      6

Zoning                Zone 15

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 October 16th, 2025 at 11:47am MDT