

Courtesy Of Thomas B Scott Of RE/MAX River City

## \$424,900 - 3443 87 Street, Edmonton

MLS® #E4457891

**\$424,900**

4 Bedroom, 2.50 Bathroom, 1,785 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Welcome to this lovingly maintained, perfect family home! This spacious 4-level split offers over 2,800 square feet of finished living space sure to impress. The main floor features a bright, inviting family room with a large front window, flowing seamlessly into an oversized kitchen with abundant storage—ideal for entertaining. Upstairs, the primary suite includes a private 3-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The lower level offers a cozy living room with a wood-burning fireplace, a dedicated office space, and a fourth bedroom with a convenient powder room. Step outside to the beautifully landscaped backyard with mature trees, garden beds, and plenty of space to relax and enjoy the sunshine. The basement boasts a large rec room and a custom-built wine-making and storage room—truly a must-see! Additional highlights include updated shingles, vinyl windows, and central A/C. Perfectly located close to schools, shopping, and quick access to the Whitemud Freeway.

Built in 1972

### Essential Information

MLS® # E4457891

Price \$424,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,785                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3443 87 Street |
| Area        | Edmonton       |
| Subdivision | Richfield      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 0J1        |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Hot Water Natural Gas |
| Parking Spaces | 2                                                         |
| Parking        | Double Garage Detached, Heated                            |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                             |
| Fireplaces        | Glass Door                                                                                                                                      |
| Stories           | 4                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                        |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stucco, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                         |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 48                   |
| Zoning         | Zone 29              |

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Listing information last updated on November 2nd, 2025 at 4:47am MST