

## \$265,000 - 12116 87 Street, Edmonton

MLS® #E4458640

**\$265,000**

4 Bedroom, 2.00 Bathroom, 1,043 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Nice and affordable partially furnished half duplex bungalow home perfectly located in a quiet a central treelined neighbourhood just minutes to city centre and easy access to all amenities. Well kept and spacious with great layout in upper and lower level. Total of 5 bedrooms, 2 full baths, 2 kitchens, finished basement with separate entrance. Open concept Main floor features huge living room, large dining area w/ built-in cabinet, spacious primary bedroom + 2 good sized bedrooms, newer stainless steel appliances in kitchen, newer bath tub & faucet. Lower level has 2 bedrooms, kitchen, large rec room, full bath & a huge laundry/utility/storage room. Other great features include newer furnace & hot water tank, sump pump, large garden shed, large fenced back yard has steel gate, room for 3 car parking and future double garage. perfect for extended family living or long/short term rental home. Excellent value !!

Built in 1969

### Essential Information

MLS® #	E4458640
Price	\$265,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,043
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	12116 87 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3N6

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke
Parking	Rear Drive Access, See Remarks

### Interior

Appliances	Dryer, Fan-Ceiling, Hood Fan, Microwave Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 19th, 2025
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Days on Market 1

Zoning Zone 05

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