

## \$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      4

Zoning                Zone 15

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