

## \$329,900 - 12109 87 St, Edmonton

MLS® #E4432006

**\$329,900**

3 Bedroom, 2.00 Bathroom, 959 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome to the stunning property with Huge lot (50'x150') RF3 ZONING in the EASTWOOD neighbourhood. This property has total 3 Bedrooms, 2 full washrooms with separate laundries & has separate entrance with Single Detached garage & RV parking. On the main floor there are 2 good size bedrooms, huge living room, full washroom, new laundry with new washer/dryer, main kitchen with gas range. Basement has 1 bedroom & 1 full bath with laundry. 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! Recent upgrades include shingles, HWT, bedroom windows & freshly painted. 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 \$329,900



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	52
Zoning	Zone 05

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