

## \$350,000 - 11348 87 Street, Edmonton

MLS® #E4454494

### \$350,000

5 Bedroom, 2.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

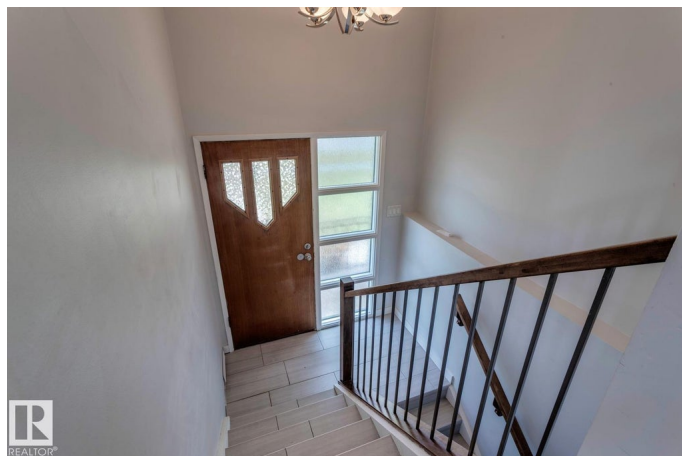
Parkdale (Edmonton), Edmonton, AB

This fully renovated bi-level on a corner lot in desirable Parkdale is perfect for investors or first-time buyers! This move-in-ready home features vaulted ceilings, wide plank laminate flooring, and a bright open-concept layout. The modern kitchen offers white cabinetry and stainless steel appliances. Upstairs includes 3 spacious bedrooms, a 5pc bath, and stacked laundry. The fully developed basement features a second kitchen, two more bedrooms, a 5pc bath, separate laundry, and storage - ideal for multi-generational living or investment potential. Enjoy a sunny west-facing yard and a double detached garage. Major updates include new furnace (2025), shingles (2017), basement dev., insulation, ventilation, and plumbing (2017). Located near parks, schools, LRT, Commonwealth Stadium, River Valley, and downtown. A fantastic opportunity in a central location!

Built in 1971

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454494  |
| Price      | \$350,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11348 87 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3L9             |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Insulation-Upgraded, Vaulted Ceiling |
| Parking   | Double Garage Detached               |

### Interior

|              |                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                  |
| Stories      | 2                                                                                                                                          |
| Has Suite    | Yes                                                                                                                                        |
| Has Basement | Yes                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                             |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Subdividable Lot, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                                         |
| Construction      | Wood, Stucco                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                       |

**Additional Information**

Date Listed            August 23rd, 2025  
Days on Market      12  
Zoning                Zone 05

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Listing information last updated on September 4th, 2025 at 4:33pm MDT