

## \$289,000 - 11431 87 Street, Edmonton

MLS® #E4437552

**\$289,000**

3 Bedroom, 3.00 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Investor Alert! This property features THREE LEGAL self-contained one-bedroom suites, making it an excellent revenue-generating opportunity. The main floor unit includes a living room, kitchen, bedroom, and full bathroom. The upper-level suite, also with a separate entrance, is similarly laid out with a living room, kitchen, bedroom, bathroom, closets, and a foyer. The basement suite, with its own SEPERATE ENTRANCE, offers a living room, kitchen, bedroom, bathroom, storage area, and closet space. The high-efficiency furnace was replaced last year, and the hot water tank was replaced just 2â€™3 months ago , therefore reduced maintenance cost.

Built in 1912

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4437552      |
| Price          | \$289,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,328         |
| Acres          | 0.00          |
| Year Built     | 1912          |
| Type           | Single Family |



|          |          |
|----------|----------|
| Sub-Type | Tri-Plex |
| Style    | 2 Storey |
| Status   | Active   |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 11431 87 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3M2             |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Deck, Detectors Smoke    |
| Parking Spaces | 3                        |
| Parking        | Parking Pad Cement/Paved |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Refrigerator, Stove-Electric, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 3   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Metal, Vinyl |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal, Vinyl |
| Foundation        | See Remarks        |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Delton School              |
| Middle     | Killarney School           |
| High       | Victoria School of the Art |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 47             |
| Zoning         | Zone 05        |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 10:33am MDT