

## \$359,555 - 12109 87 St, Edmonton

MLS® #E4432006

### \$359,555

3 Bedroom, 2.00 Bathroom, 959 sqft  
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

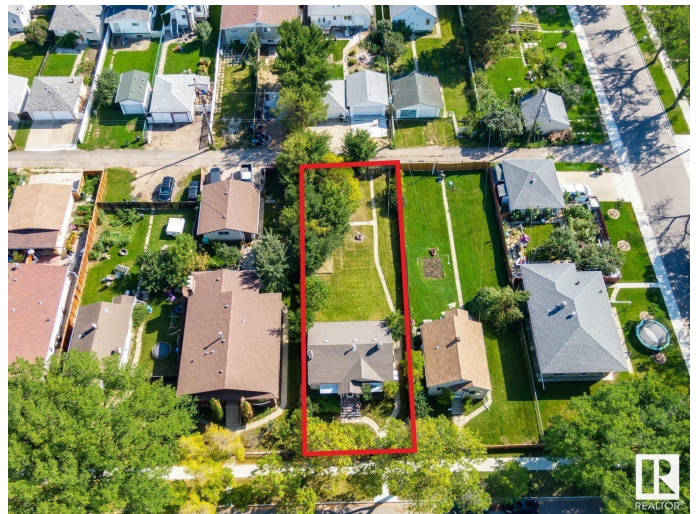
#### INCREDIBLE DEVELOPMENT

OPPORTUNITY! 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! This bungalow has, 3 bedrooms, 2 baths, 2 Laundries, newer furnace, shingles, HWT and bedroom windows & freshly painted with detached single garage with RV parking. 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          | \$359,555 |
| 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 8

Zoning Zone 05

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Listing information last updated on April 30th, 2025 at 8:02am MDT