

\$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

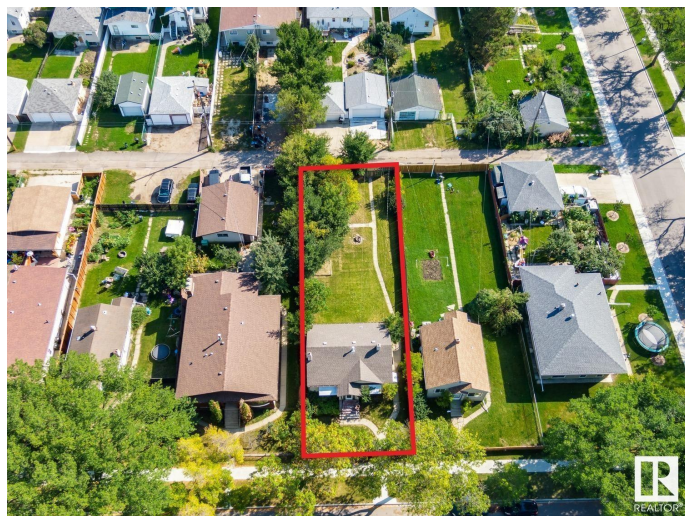
INCREDIBLE DEVELOPMENT

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 9

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 May 1st, 2025 at 7:02pm MDT