

## \$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	120
Zoning	Zone 05



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