# \$474,900 - 8819 87 Street, Edmonton

MLS® #E4427853

#### \$474,900

3 Bedroom, 2.00 Bathroom, 1,057 sqft Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

PLATINUM PROPERTY! This beautifully upgraded raised bungalow in Bonnie Doon is nestled on a quiet street, close to LRT stations, great shops, cafe's and shopping. It offers a bright, spacious upper level with a large living/dining area, cute kitchen, 2 bedrooms, and a updated 4-piece bath. The fully finished lower level features big above grade windows, a massive second kitchen, additional bedroom, and another full bath. A spacious back entrance allows access directly downstairs or to upstairs. Situated on a 45' wide and 150' deep lot with a double detached garage, it includes features like a high efficiency furnace, updated sewer line, two refrigerators, two stoves plus built-in dishwasher, washer, dryer, two hood fans and power humidifier. This home has a great combination of updates, location and potential. Move-in ready, it's perfect for homeowners and investors!

Built in 1955

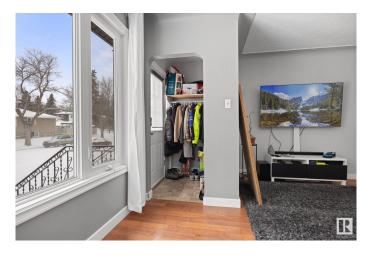
#### **Essential Information**

MLS® # E4427853 Price \$474,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2







Square Footage 1,057
Acres 0.00
Year Built 1955

Type Single Family

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

## **Community Information**

Address 8819 87 Street

Area Edmonton

Subdivision Bonnie Doon

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 3H4

#### **Amenities**

Amenities See Remarks

Parking Spaces 2

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Humidifier-Power(Furnace),

Washer, Refrigerators-Two, Stoves-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Landscaped, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary Rutherford School

Middle Kenilworth School

High McNally School

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 7

Zoning Zone 18

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Listing information last updated on April 2nd, 2025 at 9:31pm MDT