

## \$389,000 - 17915 87a Avenue, Edmonton

MLS® #E4436860

**\$389,000**

4 Bedroom, 2.00 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Belmead, Edmonton, AB

Welcome to this spacious 4-level split offering 2,259 sq/ft of total living space on a generous 7,100 sq/ft lot! With 4 bedrooms (3 upstairs, 1 in the basement), this home is perfect for growing families or anyone needing separate spaces to live, work, and relax. All bedrooms are generously sized, including the primary suite with its own 3-piece ensuite. The thoughtful layout offers privacy and flexibility—ideal for multigenerational living, home offices, or teen retreats. The main level features a large, light-filled living room, while the lower levels offer extra living space and a private bedroom. You'll love the abundant storage throughout the home. South-facing backyard fills the home with natural light and offers a wonderful space to BBQ on summer nights! Enjoy A/C, newer shingles, furnace & hot water tank. Large double attached garage is fully insulated and drywalled. Near WEM, Misercordia Hospital, transit & more. Home needs TLC but offers exceptional value and has room for appreciation!

Built in 1975

### Essential Information

MLS® # E4436860

Price \$389,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,254                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17915 87a Avenue |
| Area        | Edmonton         |
| Subdivision | Belmead          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 0Z3          |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Detectors Smoke, Hot Water Natural Gas |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 20        |

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Listing information last updated on May 20th, 2025 at 1:17pm MDT