

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

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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, itâ€™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      8

Zoning                Zone 18

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Listing information last updated on April 4th, 2025 at 12:18pm MDT