

# \$389,900 - 16205 87 Avenue, Edmonton

MLS® #E4424332

**\$389,900**

4 Bedroom, 2.00 Bathroom, 1,005 sqft  
Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Investor Alert! Bungalow with a legal basement suite in Elmwood, offering 4 bedrooms, 2 bathrooms, and excellent rental potential. The bright, open-concept main floor features laminate flooring, a spacious kitchen, newly renovated 4-piece bath, and 3 spacious bedrooms. The legal basement has a separate entrance, open kitchen, large bedroom, 4-piece bath, and storage. Outside, enjoy a landscaped yard, massive 24x28 double oversized garage (partitioned), rear parking for 3 vehicles, plus RV parking. Located walking distance to schools, West Edmonton Mall, Misericordia Hospital, and new LRT transit right out front.

Built in 1963

## Essential Information

MLS® #	E4424332
Price	\$389,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,005
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family



Style Bungalow  
Status Active

### Community Information

Address 16205 87 Avenue  
Area Edmonton  
Subdivision Elmwood  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5R 4H1

### Amenities

Amenities No Smoking Home  
Parking Double Garage Detached, Heated, Over Sized, Rear Drive Access, RV Parking

### Interior

Appliances Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two, Garage Heater  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 6th, 2025  
Days on Market 6  
Zoning Zone 22

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