

## **\$254,900 - 12337 87 Street, Edmonton**

MLS® #E4461963

**\$254,900**

3 Bedroom, 1.00 Bathroom, 689 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

**DEVELOPER or INVESTOR Alert!** Great location in established community of Delton, across from Delton Park. The possibilities are endless with this lot as far as side by side or front / back duplex, tri-plex / semi-detached developments & up to 6 units! Be creative, buy & build, & take advantage of CMHC MLI program 5% down! The main floor has 1 bedroom, 1 full bath, kitchen, living room & the basement has 2 bedroom+ family room, laundry & utilities space. Convenient location with access to all amenities. Quick access to Yellowhead Trail and minutes from downtown Edmonton. **DON'T MISS OUT ON THIS ONE!** Fantastic development opportunity!

Built in 1946

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461963               |
| Price          | \$254,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 689                    |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12337 87 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3P1         |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Parking-Extra, See Remarks |
| Parking   | Double Garage Detached     |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 33                 |
| Zoning         | Zone 05            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 16th, 2025 at 12:47pm MST