

## \$718,000 - 10409 87 Avenue, Edmonton

MLS® #E4435200

**\$718,000**

5 Bedroom, 3.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Rare Find in Old Strathcona! Nestled on a picturesque, tree-lined street, this 1,475 sq.ft 2-storey home built in 2002 perfectly blends charm with location. Just steps to Whyte Ave, U of A, River Valley, farmers market & Saskatchewan Dr! Inside, enjoy 5 bdrms, 3.5 baths, bright open main floor featuring newer flooring, & a stylish kitchen w/ newer counters, corner pantry & a functional mudroom leading to a sunny south-facing backyard. The upstairs primary retreat boasts large windows, walk-in closet + 3 PC ensuite. Two more bdrms & a 4-pc bath complete the upper level. The fully finished bsmt is perfect for entertaining, w/ a spacious rec rm, 2 additional bdrms, & 3-pc bathroom featuring tiled walk-in shower. With A/C for year-round comfort & convenient double garage, this is urban living at its finest! Whether you're looking to invest (PROPERTY RENTED FOR \$3900/MONTH), grow your family, or live in one of Edmonton's most vibrant neighbourhoods, this home offers unmatched value, lifestyle, & walkability!

Built in 2002

### Essential Information

MLS® #	E4435200
Price	\$718,000
Bedrooms	5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10409 87 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2P4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 8th, 2025

Days on Market                14

Zoning                            Zone 15

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