

## \$268,000 - 12337 87 Street, Edmonton

MLS® #E4461963

**\$268,000**

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. House and detached garage are AS IS WHERE IS condition. 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          | \$268,000 |
| 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 | 10                 |
| Zoning         | Zone 05            |

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Listing information last updated on October 23rd, 2025 at 11:02pm MDT