

## \$465,000 - 9327 87 Street, Edmonton

MLS® #E4431147

**\$465,000**

4 Bedroom, 1.50 Bathroom, 843 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Located on a quiet, mature street and directly facing the green space of Gabrielle Roy school yard, this property is a fantastic opportunity for first-time homebuyers or those looking to build their dream home. Sitting on a spacious 49' x 131' lot, the possibilities are endless—whether you choose to move right in, renovate further, or start fresh with a custom build. Inside, the home offers a comfortable and functional layout with 4 bedrooms and 1.5 bathrooms. The main floor features a fully renovated kitchen with stainless steel appliances and quartz countertops, as well as an updated bathroom with stylish subway tile. The basement adds even more living space with a large rec room, additional bedroom, laundry area, and a convenient 2-piece bathroom. With a blend of charm, modern updates, and incredible lot potential, this is the perfect place to start your homeownership journey or create something entirely new.

Built in 1951

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431147  |
| Price     | \$465,000 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 843                    |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9327 87 Street |
| Area        | Edmonton       |
| Subdivision | Strathearn     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3H8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stucco, Vinyl |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stucco, Vinyl |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed April 16th, 2025

Days on Market 6

Zoning Zone 18

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 April 22nd, 2025 at 6:02am MDT