

## \$475,000 - 704 87 Street, Edmonton

MLS® #E4439888

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,448 sqft

Single Family on 0.00 Acres

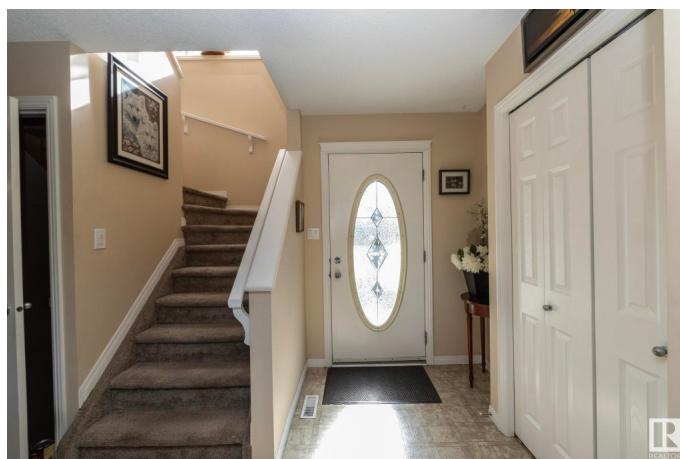
Ellerslie, Edmonton, AB

Great value in a wonderful neighborhood. Welcome to this charming 2-storey home in Ellerslie, offering 1,447.76 sq ft of well-designed living space – the perfect first home for a growing family! Featuring 3 spacious bedrooms and 2.5 baths, including a primary suite with a walk-in closet and private ensuite, this home checks all the boxes. The open-concept main floor is bright and inviting, with a large living area flowing into the spacious kitchen with plenty of counter and cabinet space. Step outside to your large backyard, which backs onto a walking path and greenspace, providing extra privacy and a peaceful setting. Enjoy summer evenings on the deck/patio or let the kids play freely. Located in the family-friendly community of Ellerslie, you’re close to parks, schools, shopping, and all amenities, with easy access to the Anthony Henday for a quick commute anywhere in the city. The double attached garage adds extra convenience.

Built in 2003

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439888  |
| Price     | \$475,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,448                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 704 87 Street |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1G5       |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Deck, No Smoking Home, Patio |
| Parking   | Double Garage Attached       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed June 2nd, 2025

Days on Market 37

Zoning Zone 53

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Listing information last updated on July 9th, 2025 at 4:32pm MDT