

## \$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 34

Zoning Zone 53

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