

## \$449,900 - 13703 87 Street, Edmonton

MLS® #E4457596

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

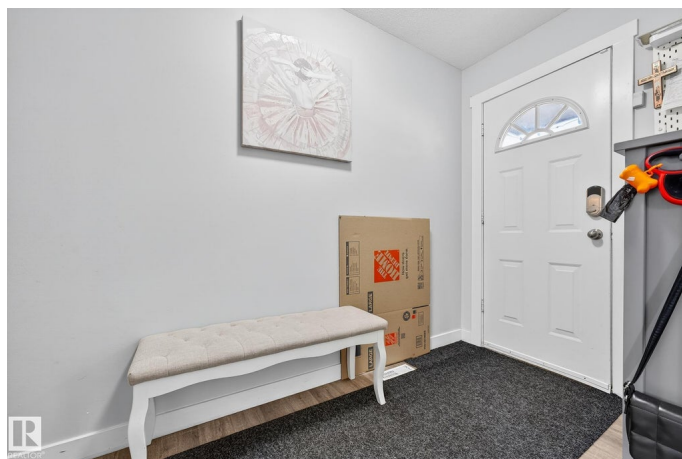
Northmount (Edmonton), Edmonton, AB

**GREAT FAMILY HOME!** This 3+1 bedroom gem sits on a corner lot with an oversized double detached garage. The updated kitchen features newer cabinets, countertops, and ceramic tile flooring. Easy-care vinyl plank flooring runs throughout the main level. The renovated main bath includes a stylish modern vanity. The fully finished basement offers a 4th bedroom, 3-pc bath, a spacious rec room, Enjoy the fully fenced yard with low-maintenance fencing, landscaped lot with mature trees, a lovely patio, and fire pit—ideal for outdoor gatherings. Located close to schools, shopping, and all amenities, this home has it all. Don't miss this amazing opportunity!

Built in 1971

### Essential Information

MLS® #	E4457596
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,098
Acres	0.00
Year Built	1971
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13703 87 Street
Area	Edmonton
Subdivision	Northmount (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3G1

### Amenities

Amenities	Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	Zone 02

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Listing information last updated on September 13th, 2025 at 1:32am MDT