

## \$540,000 - 14214 87 Avenue, Edmonton

MLS® #E4441640

**\$540,000**

3 Bedroom, 1.50 Bathroom, 2,084 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Incredible opportunity in prestigious Parkview! Situated on a secondary street across the traffic circle up the road from Buena Vista Park, on a massive 843 Square meter lot, this spacious over 2000 square foot 4-level split offers amazing potential for redevelopment or a stunning rehab. Inside, you'll find beautiful cedar herringbone feature wall and a charming wood-burning fireplace with a brick surround. The home features three bedrooms upstairs with a 4-piece bath, plus a 2-piece bath on the lower level. Some updated windows, 5 year old HWT, and an older but high-efficiency furnace have already been added. The massive pie-shaped lot offers rare space and flexibility in an amazing location—steps to the river valley, minutes to downtown, and surrounded by upscale homes. A rare find with endless potential!

Built in 1958

### Essential Information

MLS® #	E4441640
Price	\$540,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,084



Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	14214 87 Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4E2

### Amenities

Amenities	On Street Parking, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Level Land, Playground Nearby, Schools, Subdividable Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Parkview School
Middle	Laurier Heights School
High	Ross Sheppard School

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 10

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