

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

MLS® #E4457596

### \$449,900

4 Bedroom, 2.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

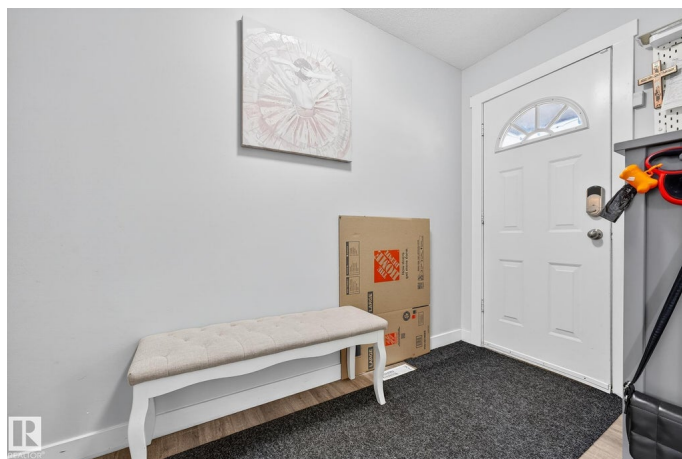
Northmount (Edmonton), Edmonton, AB

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 | 12                   |
| Zoning         | Zone 02              |

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 September 24th, 2025 at 3:32am MDT