

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

MLS® #E4441640

**\$540,000**

3 Bedroom, 1.50 Bathroom, 2,084 sqft

Single Family on 0.00 Acres

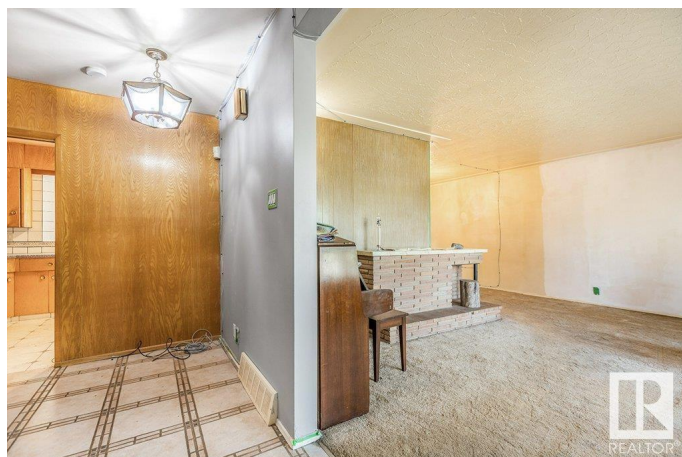
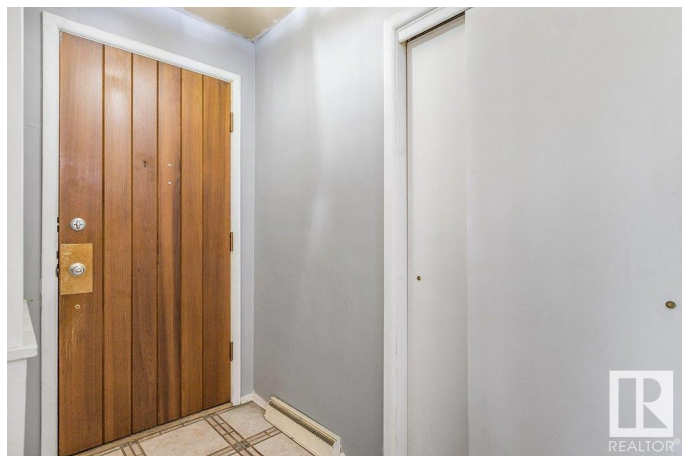
Parkview, Edmonton, AB

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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Listing information last updated on June 16th, 2025 at 9:17pm MDT