

## \$749,900 - 10148 87 Street, Edmonton

MLS® #E4439704

**\$749,900**

2 Bedroom, 1.00 Bathroom, 1,081 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

**HUGE CORNER LOT NEXT TO THE RIVER! UNBEATABLE LOCATION! IDEAL FOR FUTURE DEVELOPMENT!** Searching for the ideal lot close to downtown in desirable Riverdale? This 10,354 sq ft lot (approx 50' x 205') with an existing bungalow in place is the perfect location for multifamily development or build your dream home! Located only steps to river valley trails & downtown, this is a rare opportunity for investors seeking a one of a kind property. The property has newer shingles, furnace, HWT; liveable until you decide on your infill aspirations. Quiet & serene, yet close to the action. Don't miss it!

Built in 1946

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439704               |
| Price          | \$749,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,081                  |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10148 87 Street |
| Area        | Edmonton        |
| Subdivision | Riverdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1N4         |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | No Garage                   |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood                                                          |
| Exterior Features | Back Lane, Golf Nearby, Picnic Area, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood                                                          |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 85             |
| Zoning         | Zone 13        |

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Listing information last updated on August 23rd, 2025 at 9:31pm MDT