

## \$494,400 - 17903 87a Avenue, Edmonton

MLS® #E4445704

**\$494,400**

4 Bedroom, 2.50 Bathroom, 1,307 sqft

Single Family on 0.00 Acres

Belmead, Edmonton, AB

Welcome to this beautiful bungalow in the desirable, family-friendly community of Belmead! Step inside to discover a bright and spacious main floor featuring a cozy living room with a charming built-in fireplace, a functional kitchen with plenty of cabinetry, and a dedicated dining area perfect for gathering with loved ones. The primary bedroom offers a private 2-piece ensuite, while two additional bedrooms and a full 4-piece bathroom complete the main level. Downstairs, the fully finished basement expands your living space with a large rec room, a built-in bar for entertaining, an additional bedroom, a 3-piece bathroom, and a laundry room with storage. Outside, you'll find beautifully manicured landscaping that transforms your backyard into a tranquil oasis—ideal for relaxing, gardening, or hosting summer BBQs. A double detached garage and large lot add even more value. Conveniently located just minutes from West Edmonton Mall, schools, parks, and public transit!

Built in 1975

### Essential Information

MLS® # E4445704

Price \$494,400

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	17903 87a Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0Z3

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Fire Pit, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition, Hardie Board Siding
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Composition, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	5
Zoning	Zone 20

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