

## \$499,900 - 8503 187 Street, Edmonton

MLS® #E4452222

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,801 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Just a short drive to the river & endless trails, this stunning 2-storey in a quiet, well-kept neighbourhood is ready to impress! Soaring vaulted ceilings and sun-filled windows welcome you into the spacious living room, leading to a beautifully renovated kitchen with high-end custom oak cabinets. A main floor den/4th bedroom, 2-piece bath with laundry, and cozy family room with a gas fireplace and French doors create space for both work and play. Step outside to your private backyard retreat with lush trees, raspberry and rhubarb bushes, an apple tree, custom granite and XL raised garden beds, and a 10x10 greenhouse—perfect for gardeners and entertainers alike. Upstairs, unwind in the primary suite with private ensuite, while two more bedrooms and a full bath complete the level. The basement adds a games room, den, and abundant storage. With a new roof, gutters, and flashing (2025), hot water tank (2023), triple-pane windows (2014), and more, this home is packed with upgrades—just waiting for your touch!

Built in 1976

### Essential Information

MLS® # E4452222

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,801                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8503 187 Street |
| Area        | Edmonton        |
| Subdivision | Aldergrove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 1H9         |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Vaulted Ceiling |
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Attached                                 |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Brick Facing, Mantel                                                                                                                             |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                                         |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Stone                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Stone                                            |
| Foundation        | Concrete Perimeter                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 20          |

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Listing information last updated on August 24th, 2025 at 3:47pm MDT