

## \$274,900 - 11509 88 Street, Edmonton

MLS® #E4440840

**\$274,900**

3 Bedroom, 1.00 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Gorgeous Character Home w/ garage in North Side Parkdale This Beautiful 1600 sq/ft 1.5 Storey 3 bedroom on a huge lot (33' W x 165' L) in the heart of Edmonton! Features 1 bedroom on main floor! Hardwood floors, Upgraded modern lighting thru out. Loads of natural light beaming through bay windows, 3 French doors leads you into a large Dining room w/ fireplace. Adjacent kitchen with breakfast nook. Beautiful upgraded 4 piece tile bath. Upstairs includes two spacious bedroom areas. Unfinished basement is perfect for storage. New 100 AMP, electrical panel & wiring, H2O tank, new shingles. Just an incredible charming spacious Character Home! Great holding property for a front/back duplex or large single family home w/ garage suite! Close to; LRT, Royal Alex hospital, Commonwealth Stadium River Valley & Rogers Place, Down Town, all minutes away! Priced to sell fast!

Built in 1914

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440840  |
| Price      | \$274,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,604                  |
| Acres          | 0.00                   |
| Year Built     | 1914                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11509 88 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3R2             |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage |
| Parking   | Rear Drive Access, Single Garage Attached                                                            |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Stories      | 2                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Unfinished                                                                    |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                    |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | St. Alphonsus School       |
| Middle     | Holy Cross School          |
| High       | Victoria School of the Art |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 05        |

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Listing information last updated on June 16th, 2025 at 8:47pm MDT