

## \$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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