

## \$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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