# \$419,000 - 11615 88 Street, Edmonton

MLS® #E4428767

## \$419,000

5 Bedroom, 2.00 Bathroom, 1,203 sqft Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

WELCOME TO YOUR NEXT GREAT **INVESTMENT OPPORTUNITY!** This legally suited, beautifully renovated home is situated in one of the city's TOP cash-flowing areas. Located in the vibrant community of Parkdale, it's just minutes from downtown, the Royal Alex & Glenrose Hospitals, and directly across from Commonwealth Stadium, offering unparalleled access to everything you need. Both the MAIN and BASEMENT suites feature SLEEK, DURABLE VINYL PLANK flooring, providing both STYLE & RESILIENCE! The CRISP WHITE kitchen cabinets have been upgraded and are complemented by MODERN LIGHT FIXTURES that enhance the contemporary aesthetic. The upper suite boasts 3 SPACIOUS BEDROOMS and a COMFORTABLE LIVING AREA, while the BASEMENT SUITE offers 2 BEDROOMS and a RECREATION ROOM providing PLENTY of space for any living arrangement. Don't miss out on this incredible investment opportunity!

Built in 1963

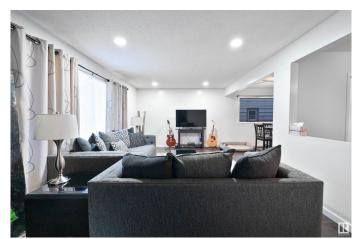
### **Essential Information**

MLS® # E4428767 Price \$419,000

Bedrooms 5
Bathrooms 2.00







Full Baths 2

Square Footage 1,203 Acres 0.00

Year Built 1963

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 11615 88 Street

Area Edmonton

Subdivision Parkdale (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 3R5

# **Amenities**

Amenities Fire Pit, Patio, See Remarks

Parking Double Garage Detached, Rear Drive Access

### Interior

Appliances Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Suite Yes
Has Basement Yes

Basement Full, Finished

# **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Schools, Shopping Nearby, Treed Lot, See

Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 30

Zoning Zone 05

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Listing information last updated on May 2nd, 2025 at 8:47pm MDT