

\$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

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|------------|-----------|
| 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

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

Additional Information

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

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