

# \$519,888 - 9758 88 Avenue, Edmonton

MLS® #E4444901

**\$519,888**

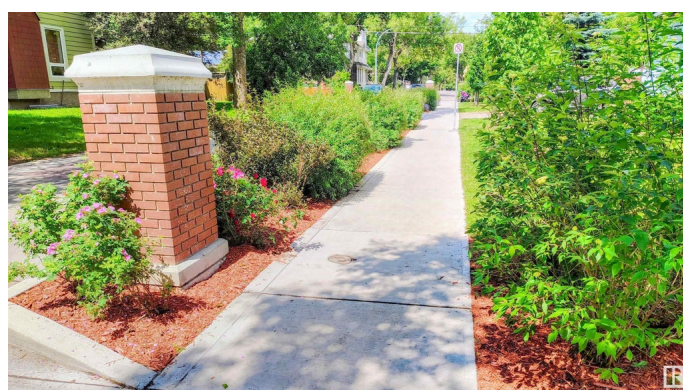
3 Bedroom, 1.50 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

## CHARMING HOME NEAR MILL CREEK RAVINE W/ REDEVELOPMENT

POTENTIAL!!! Nestled on a truly stunning west-flanked CORNER LOT in sought-after Old Strathcona. This 1.5 story, 3-bed+loft, 1.5-bath, offers an exceptional opportunity in one of Edmonton's best locations. Enjoy a superb quality of life with great streetscaping & easy access to nature trails, WHYTE AVE, Strathcona Farmers' Market, & the UNIVERSITY. This stunning home perfectly blends original charm with modern updates, including luxury vinyl plank floors, walnut counters, subway backsplash, baseboards, lighting, toilets, faucets, furnace, and shingles. The bright, partly developed basement has 8 large windows, offering plenty of natural light & flexibility. RS zoning w/ no overlay offers option to develop 5 sought-after units in a highly desirable setting. Buyer to verify details independently. No warranties or representations regarding condition, renderings, or development potential. View this charming, vibrant location now to avoid disappointment!!!



Built in 1946

## Essential Information

MLS® # E4444901

Price \$519,888

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9758 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2P9

### **Amenities**

Amenities	Detectors Smoke, See Remarks
Parking	2 Outdoor Stalls, Rear Drive Access, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Slab

**School Information**

Elementary	KING EDWARD SCHOOL
Middle	MCKERNAN /ALLENDALE SCHOOL
High	STRATHCONA SCHOOL

**Additional Information**

Date Listed	June 28th, 2025
Days on Market	4
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 2nd, 2025 at 8:17am MDT