

## \$425,000 - 625 88a Street, Edmonton

MLS® #E4454910

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

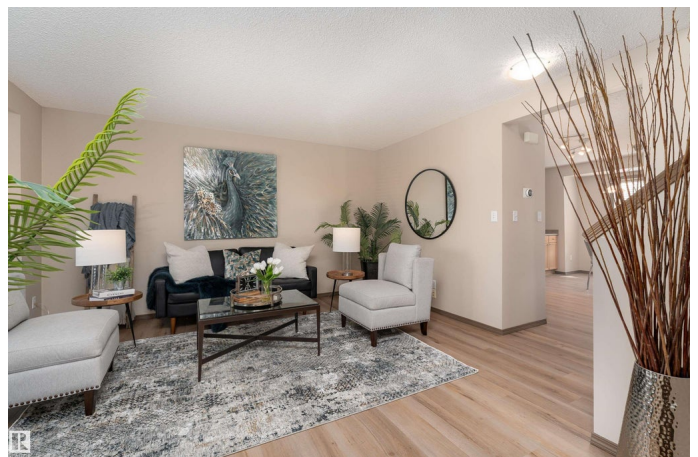
Ellerslie, Edmonton, AB

Welcome to this charming 2-storey home in Ellerslie with new luxury vinyl plank flooring, brand new carpet and fresh paint throughout! The main floor features a bright living room with large windows that fill the space with natural light, a spacious kitchen with plenty of cabinetry and stainless steel appliances, a dining area, and a convenient 2pc bath. Upstairs you'll find 3 comfortable bedrooms and a 4pc family bath. The fully finished basement adds even more living space with a rec room, den, laundry area, and 3pc bath. Outside, enjoy a fully fenced backyard with a deck and storage shed—perfect for summer barbecues and entertaining. Back alley access leads to a large parking pad for your convenience. Recent upgrades include newer shingles, furnace and hot water tank in the last few years. This property is pre-inspected, available for your review and guaranteed clean for your move in date - visit REALTOR site for details.

Built in 2002

### Essential Information

MLS® #	E4454910
Price	\$425,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,250
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	625 88a Street
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1C3

### **Amenities**

Amenities	Off Street Parking, Deck
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Sakaw School
Middle	Kiswætisiwin School
High	J. Percy Page School

**Additional Information**

Date Listed	August 27th, 2025
Days on Market	1
Zoning	Zone 53

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Listing information last updated on August 28th, 2025 at 11:32am MDT