

Courtesy Of Cathy L Hawkins Of RE/MAX River City

## \$124,900 - 306 9854 88 Avenue, Edmonton

MLS® #E4457118

**\$124,900**

1 Bedroom, 1.00 Bathroom, 689 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Underground Parking!! Live in Strathcona on a lovely tree lined street, 2 blks to Millcreek Ravine, 3 blks to river valley, 3 mins to downtown or Whyte ave. Steps to bus route. Some upgrades would make this cozy one bdrm unit the perfect place to call home! Spacious living room with south exposure and access to balcony. Bdrm is large with oversize closet. Bathroom has been nicely updated! Fridge & Stove are newer. Condo fees include all utilities & cable tv, except electricity. Super clean and meticulously cared for building with many recent upgrades! Super Bright south facing unit!

Built in 1985

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457118               |
| Price          | \$124,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 689                    |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 306 9854 88 Avenue |
| Area        | Edmonton           |
| Subdivision | Strathcona         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 2R3            |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | On Street Parking, Intercom |
| Parking Spaces | 1                           |
| Parking        | Underground                 |

### Interior

|              |                                                   |
|--------------|---------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                            |
| # of Stories | 4                                                 |
| Stories      | 1                                                 |
| Has Basement | Yes                                               |
| Basement     | None, No Basement                                 |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Stucco                      |
| Exterior Features | Landscaped, Public Transportation |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Stucco                      |
| Foundation        | Concrete Perimeter                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 9                    |
| Zoning         | Zone 15              |
| Condo Fee      | \$633                |

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