

## **\$675,000 - 9948 88 Avenue, Edmonton**

MLS® #E4440269

**\$675,000**

6 Bedroom, 3.00 Bathroom, 1,708 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

This HISTORICAL BRICK BEAUTY is an absolute gem. Located on a PRIME CORNER LOT in Old Strathcona. GORGEOUS FEATURES – Main floor featuring original hardwood, stunning ornamental f/p (2), mouldings, windows & 1922 door. Total of 2100sq ft of dev. space w/ 6 beds and 3 baths. Significant amount spent recently on upgrades including A/C (2021), bsmt bath (2021), freshly painted, new fencing, HUGE garage pad, 2020 HWT & furnace, upper windows (2015-2018), roof 2014 & updated electrical. Outside you can enjoy the FRONT PORCH surrounded by mature lilacs, century old elms, & large, fenced backyard perennial garden. Easily the most CHARMING FAMILY home in this sought after Edmonton community filled with vibrant activity: schools, farmers market, Whyte Ave, RIVER VALLEY, Downtown and U of A just mins away! This 1922 home is also eligible for historical designation. Fantastic property to hold for future redevelopment too. Garage pad can support double carport with garden suite above. Endless opportunities!

Built in 1922

### **Essential Information**

MLS® # E4440269

Price \$675,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,708                  |
| Acres          | 0.00                   |
| Year Built     | 1922                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9948 88 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 4R4        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Parking Pad Cement/Paved                                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                    |
|------------|--------------------|
| Elementary | King Edward        |
| Middle     | Mckernan/Allendale |
| High       | Strathcona         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 15        |

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Listing information last updated on June 16th, 2025 at 4:47am MDT