

\$424,900 - 6408 88 Avenue, Edmonton

MLS® #E4434625

\$424,900

4 Bedroom, 2.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Perfect 3+1 bungalow sitting on a quiet street in the family friendly neighborhood of Kenilworth. Main floor features the traditional floor plan with hardwood flooring in the south facing and bright living room, dining room with built in cabinets, kitchen with eating nook, 3 perfect size bedrooms and full 4 piece bathroom. The basement is fully finished with a spacious games/family room and bar, fourth bedroom, and a 3 piece bathroom. SEPARATE SIDE ENTRANCE to the basement for future bsmt suite. The spacious backyard with a fire pit and a fruit tree is fenced and it's a perfect place to enjoy a family BBQ in the spring/summer days. The double detached garage completes this home. Recent upgrades: egress window installed in basement bedroom (2025), new dishwasher (2025). Located within walking distance to schools such as: Wacerley School, Ecole Sainte-Jeanne-d'Arc, and Kenilworth School. Community arena/skating rink and park with a playground and sprak deck are a hop, skip, and a jump away. Don't miss out!

Built in 1963

Essential Information

MLS® # E4434625

Price \$424,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,061 |
| Acres | 0.00 |
| Year Built | 1963 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 6408 88 Avenue |
| Area | Edmonton |
| Subdivision | Kenilworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 0M2 |

Amenities

| | |
|-----------|--------------------------------------|
| Amenities | Fire Pit, Parking-Extra, See Remarks |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 5th, 2025
Days on Market 6
Zoning Zone 18

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