

## **\$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	13
Zoning	Zone 15

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