

## \$674,900 - 9943 88 Avenue, Edmonton

MLS® #E4445332

**\$674,900**

3 Bedroom, 2.50 Bathroom, 1,366 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

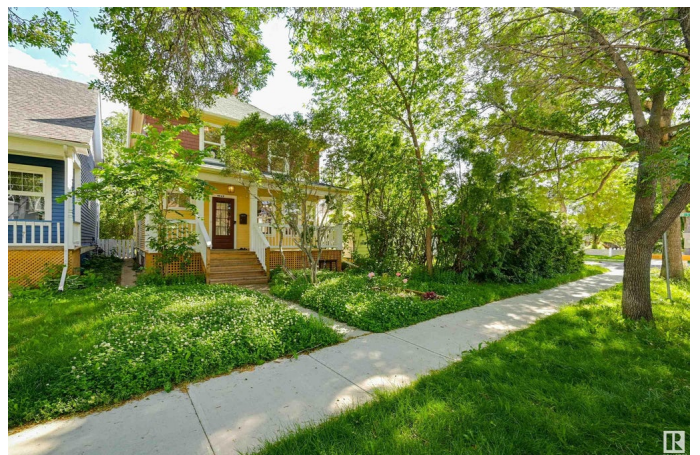
Nestled on a quiet, tree-lined street in one of Edmonton's most vibrant & walkable communities, this beautifully preserved & thoughtfully upgraded character home offers the best of historic charm & modern comfort. Just steps from the river valley, Whyte Avenue, and the University of Alberta, the location is truly unbeatable. Set on a large, south facing lot, the property boasts a sunny backyard oasis complete with a spacious deck, established garden, and a double garage. Inside, you'll find a bright and airy layout: living room with fireplace, dining room, upgraded kitchen with back deck access, powder room & storage. Upstairs: three bedrooms and a deluxe bathroom. Basement has a LEGAL SUITE! Every room is filled with natural light & showcases tasteful upgrades that complement the home's original character. This is a rare opportunity to own a truly turnkey property in a coveted central location. A must-see for those seeking timeless charm. Upgrades: roof, porch, HWT, furnace, landscaping & more!

Built in 1913

### Essential Information

MLS® # E4445332

Price \$674,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,366                  |
| Acres          | 0.00                   |
| Year Built     | 1913                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9943 88 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2R4        |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | On Street Parking, Deck, Hot Water Natural Gas |
| Parking   | Double Garage Detached                         |

### Interior

|              |                                                                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                               |
| Stories      | 3                                                                                                                                                       |
| Has Suite    | Yes                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                     |
| Basement     | Full, Finished                                                                                                                                          |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                         |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood                |
| Foundation   | Block, Brick, Stone |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 15        |

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT