

## **\$264,900 - 11544 88 Street, Edmonton**

MLS® #E4445416

### **\$264,900**

5 Bedroom, 2.00 Bathroom, 731 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Perfect starter home or investment. Cozy 5bdrm home here in Parkdale! Main floor has a large living room/dining area, kitchen, 2 bedrooms and a full bathroom. Downstairs has a separate entrance and holds another 3 bedrooms a full bathroom, plus the laundry room. Yard is partially (mostly) fenced, but is open out back, serving well as ample parking space (RV, motorcycle, or visitors), especially with the stadium nearby, parking is always nice to have! 2 storage sheds incl. UPDATES INCL: new vinyl plank and carpet upstairs, laminate downstairs. newer paint/ trim, shingles, vinyl windows, painted exterior. This home has all you need! Basement currently used as a 2nd living space for a guest, with the separate entrance, it's quite cozy! Located just steps to the stadium for football games/ concerts, Commonwealth Rec Centre, LRT station, near Nait, Grant Macewan & Royal Alex. Schools, groceries, restaurants are all a short walk away. short cab ride downtown. QUICK SALE & TURNKEY POSSIBLE - DON'T MISS OUT.

Built in 1943

### **Essential Information**

MLS® # E4445416

Price \$264,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	731
Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11544 88 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3B3

### **Amenities**

Amenities	Front Porch, R.V. Storage, Vinyl Windows
Parking	2 Outdoor Stalls, No Garage, RV Parking

### **Interior**

Appliances	Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 2nd, 2025  
Days on Market        4  
Zoning                    Zone 05

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