

\$539,900 - 9806 88 Avenue, Edmonton

MLS® #E4454483

\$539,900

3 Bedroom, 2.00 Bathroom, 1,496 sqft
Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Located in one of the city’s hottest neighborhoods, this charming character home offers fantastic curb appeal with a front veranda perfect for your morning coffee. Inside, enjoy real hardwood floors, custom wooden blinds, a spacious living room, and a grand dining room with timeless charm. The modern maple kitchen features cork flooring, stainless steel appliances, and a bay window overlooking the deck. Upstairs are three sizable bedrooms, an upgraded 4-piece bath, and a primary suite with double closets, tiled shower, and deep soaker tub, plus a covered balcony for summer nights. Features include newer windows and roof, high-efficiency furnace, and on-demand hot water. A large newer double garage adds convenience. With RS zoning, the property also offers potential for future infill or a luxury single-family home.

Built in 1929

Essential Information

MLS® #	E4454483
Price	\$539,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,496
Acres	0.00



Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9806 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2R3

Amenities

Amenities	On Street Parking, Hot Water Instant, No Smoking Home, Parking-Extra, Secured Parking, Infill Property
Parking	Double Garage Detached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Creek, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Brick

School Information

Elementary	King Edward School
Middle	Old Scona School
High	Strathcona School

Additional Information

Date Listed	August 23rd, 2025
Days on Market	13
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 5th, 2025 at 4:02pm MDT