

# \$519,888 - 9758 88 Avenue, Edmonton

MLS® #E4452642

**\$519,888**

3 Bedroom, 1.50 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

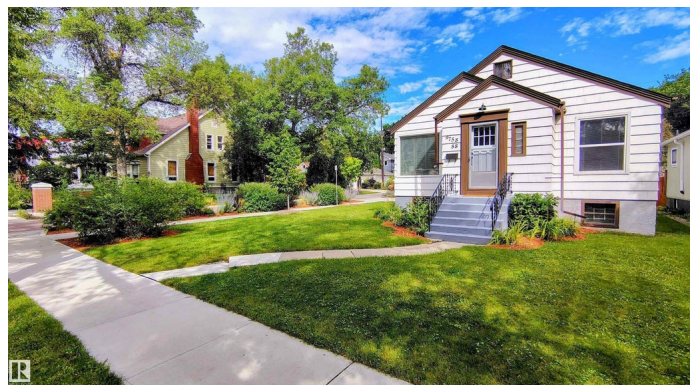
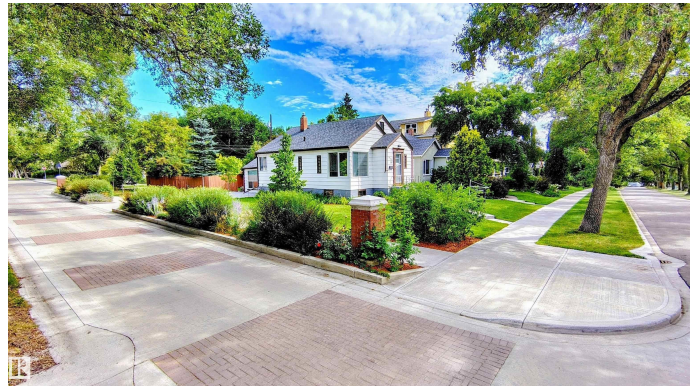
**SELLER PROVIDING 5-YR WARRANTY! LOCATION! LOCATION! LOCATION!** Nestled on a sunlit, west-flanking CORNER LOT in beloved OLD STRATHCONA, this tastefully updated 1½ storey, 3-bed + DEVELOPED LOFT, 1½ bath home offers comfort, character, & exceptional quality of life. Stroll scenic MILL CREEK RAVINE TRAILS, walk to WHYTE AVE, explore the FARMERSâ€™ MARKET, or bike to the UNIVERSITYâ€”this location has it all. An established perennial garden along the west boulevard radiates beauty. Inside, original charm meets thoughtful upgrades: luxury vinyl plank floors, walnut counters, subway tile, lighting, furnace (2019), shingles (2020) & more. Over 1900 SQ FT of developed living space including a FULL-HEIGHT POURED CONCRETE BASEMENTâ€”a structural upgrade for this eraâ€”with 8 LARGE WINDOWS and a top floor BONUS LOFT. This highly desirable location with RS-zoning offers flexibility & long-term valueâ€”mins to downtown & river valley. Live comfortably now while securing a prime piece of Edmonton's most loved neighbourhood.

Built in 1946

## Essential Information

MLS® #

E4452642



Price	\$519,888
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	9758 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2P9

### Amenities

Amenities	Detectors Smoke, See Remarks
Parking	2 Outdoor Stalls, Rear Drive Access, See Remarks

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood
Foundation	Slab

### **School Information**

Elementary	KING EDWARD SCHOOL
Middle	MCKERNAN /ALLENDALE SCHOOL
High	STRATHCONA SCHOOL

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	11
Zoning	Zone 15

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Listing information last updated on August 24th, 2025 at 2:47pm MDT