

# \$525,000 - 9937 88 Avenue, Edmonton

MLS® #E4418208

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,245 sqft  
Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Full renovated house in amazing Community of Strathcona! This 1244 sq ft 2 story Gem just full of Character and Charm. Located on a quiet Tree Lined Street just steps from the Beautiful River Valley, Easy commute to U of A, Downtown, Whyte Ave and so much more! 3 Bedrooms plus a Den, 2.5 baths, Updated Furnace and HWT (2012), Shingles on House and Double Detached Garage (2016) Added Insulation in Attic and Walls. City has completed all new Sidewalks, Walkways and are finishing up Roadways in the area!. Whole house renovation was done in 2022. PRIME LOCATION situated near major transit routes, school, parks and retail hotspots, this property is minutes from downtown and University of Alberta. House will be sold as is where is. Don't miss out on this rare opportunity in a neighbourhood on the rise.

Built in 1919

## Essential Information

MLS® #	E4418208
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,245



Acres	0.00
Year Built	1919
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9937 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2R4

### **Amenities**

Amenities	Low Flw/Dual Flush Toilet, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, 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	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	80

## Zoning

## Zone 15

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Listing information last updated on April 6th, 2025 at 4:02pm MDT