

## \$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        1  
Zoning                    Zone 05

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