

## \$425,000 - 625 88a Street, Edmonton

MLS® #E4454910

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

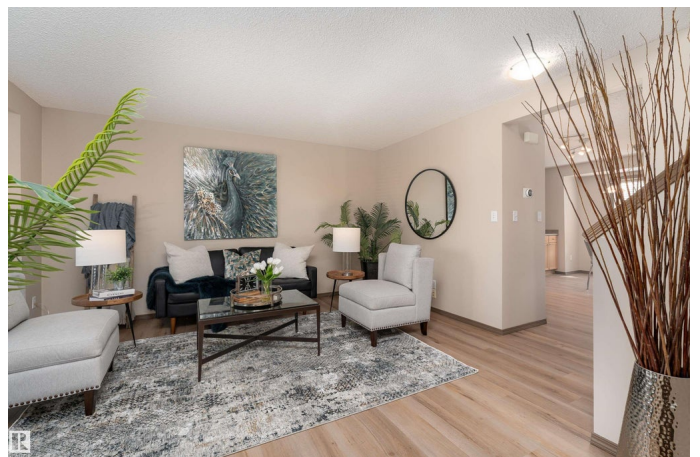
Ellerslie, Edmonton, AB

Welcome to this charming 2-storey home in Ellerslie with new luxury vinyl plank flooring, brand new carpet and fresh paint throughout! The main floor features a bright living room with large windows that fill the space with natural light, a spacious kitchen with plenty of cabinetry and stainless steel appliances, a dining area, and a convenient 2pc bath. Upstairs you'll find 3 comfortable bedrooms and a 4pc family bath. The fully finished basement adds even more living space with a rec room, den, laundry area, and 3pc bath. Outside, enjoy a fully fenced backyard with a deck and storage shed—perfect for summer barbecues and entertaining. Back alley access leads to a large parking pad for your convenience. Recent upgrades include newer shingles, furnace and hot water tank in the last few years. This property is pre-inspected, available for your review and guaranteed clean for your move in date - visit REALTOR site for details.

Built in 2002

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454910  |
| Price     | \$425,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,250                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 625 88a Street |
| Area        | Edmonton       |
| Subdivision | Ellerslie      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1C3        |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Off Street Parking, Deck |
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Stories      | 3                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Sakaw School         |
| Middle     | Kisw̃tisiwin School  |
| High       | J. Percy Page School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 53           |

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Listing information last updated on September 1st, 2025 at 3:02pm MDT