

# **\$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

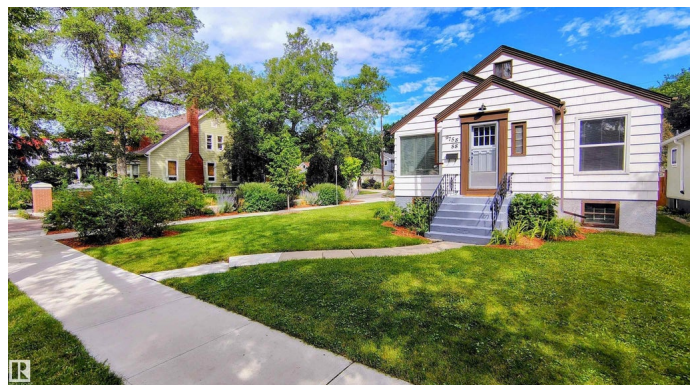
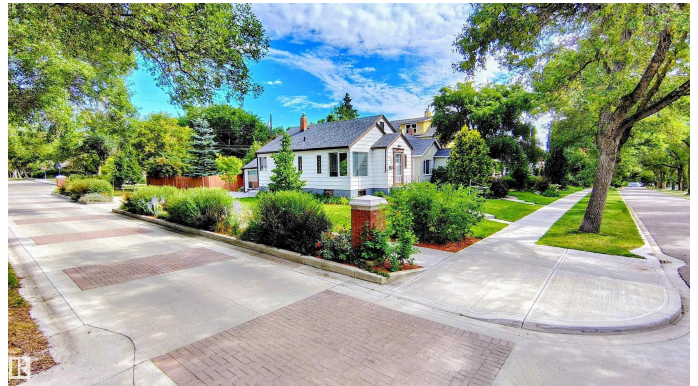
**SELLER PROVIDING 5-YR WARRANTY! LOCATION! LOCATION! LOCATION!** Nestled on a sunlit, west-flanking CORNER LOT in beloved OLD STRATHCONA, this tastefully updated 1½ storey, 3-bed + DEVELOPED LOFT, 1½ bath home offers comfort, character, & exceptional quality of life. Stroll scenic MILL CREEK RAVINE TRAILS, walk to WHYTE AVE, explore the FARMERS™ MARKET, or bike to the UNIVERSITY—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 BASEMENT—a structural upgrade for this era—with 8 LARGE WINDOWS and a top floor BONUS LOFT. This highly desirable location with RS-zoning offers flexibility & long-term value—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 | 22                |
| Zoning         | Zone 15           |

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Listing information last updated on September 4th, 2025 at 5:47pm MDT