# \$424,900 - 9937 88 Avenue, Edmonton

MLS® #E4430575

### \$424,900

3 Bedroom, 1.50 Bathroom, 1,245 sqft Single Family on 0.00 Acres

Strathcona, Edmonton, AB

\*\*HOUSE SOLD AS IS\*\* Completely renovated and full of charm, home is located in the highly desirable Strathcona community. Nestled on a quiet, tree-lined street just steps from the picturesque River Valley, this property offers unmatched access to the University of Alberta, Downtown, Whyte Avenue, and more. The home features 3 spacious bedrooms plus a den, 2.5 bathrooms, and numerous upgrades including a new furnace and hot water tank (2012), new shingles on both the home and double detached garage (2016), and enhanced insulation in both the attic and walls. A full interior and exterior renovation was completed in 2022, ensuring modern comfort while preserving classic character. The City has also upgraded the neighborhood with brand-new sidewalks, walkways, and is nearing completion on road improvements. Situated in a prime location near major transit routes, schools, parks, and top retail destinations, this property offers the perfect blend of convenience and lifestyle.



#### **Essential Information**

MLS® # E4430575 Price \$424,900

Bedrooms 3







Bathrooms 1.50

Full Baths 1

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 Carbon Monoxide Detectors, Detectors Smoke

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby,

View City, View Downtown

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 11th, 2025

Days on Market 9

Zoning Zone 15

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