

## \$275,000 - 11509 88 Street, Edmonton

MLS® #E4417921

**\$275,000**

3 Bedroom, 1.00 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Amazing Investment Opportunity!! Beautiful 1.5 Storey 3 bedroom (Character Home) on a large lot; 505 sq metres (33' W x 165' L) in the heart of Parkdale! Features electric fireplace, hardwood floors, loads of light beaming in windows, modern lighting, french doors leading into a large Dining room with ornamental fireplace, adjacent kitchen with brand new stainless appliances/breakfast nook, spacious Primary bedroom, upgraded 4 piece bath. Upstairs you have two large bedroom areas. Laundry area is tucked in "unfinished" basement and perfect for huge storage. Single garage at back of home. 100 AMP electricals, new shingles and incredible charm! Home is zoned "Small Scale Residential" and has Massive options for future development such as front/back duplexes or large single family home. Lots of examples can be seen throughout Parkdale! Close to Royal Alex, Commonwealth Stadium and LRT and on beautiful tree lined street this home is a must see!

Built in 1914

### Essential Information

MLS® # E4417921

Price \$275,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,604                  |
| Acres          | 0.00                   |
| Year Built     | 1914                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 11509 88 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3R2             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Front Porch, No Animal Home, No Smoking Home    |
| Parking   | Front/Rear Drive Access, Single Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Washer, Window Coverings, Stove-Induction, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Insert   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 14th, 2025  
Days on Market                106  
Zoning                              Zone 05

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