

\$519,888 - 9758 88 Avenue, Edmonton

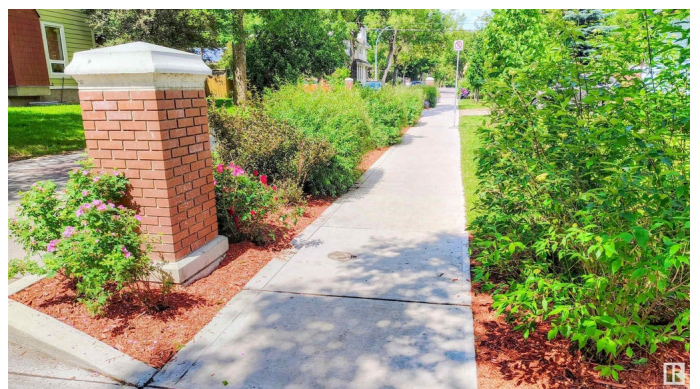
MLS® #E4444901

\$519,888

3 Bedroom, 1.50 Bathroom, 1,219 sqft
Single Family on 0.00 Acres

Strathcona, Edmonton, AB

CHARMING HOME NEAR MILL CREEK RAVINE W/ REDEVELOPMENT POTENTIAL!!! Nestled on a truly stunning west-flanked CORNER LOT in sought-after Old Strathcona. This 1.5 story, 3-bed+loft, 1.5-bath, offers an exceptional opportunity in one of Edmonton's best locations. Enjoy a superb quality of life with great streetscaping & easy access to nature trails, WHYTE AVE, Strathcona Farmers' Market, & the UNIVERSITY. This stunning home perfectly blends original charm with modern updates, including luxury vinyl plank floors, walnut counters, subway backsplash, baseboards, lighting, toilets, faucets, furnace, and shingles. The bright, partly developed basement has 8 large windows, offering plenty of natural light & flexibility. RS zoning w/ no overlay offers option to develop 5 sought-after units in a highly desirable setting. Buyer to verify details independently. No warranties or representations regarding condition, renderings, or development potential. View this charming, vibrant location now to avoid disappointment!!!



Built in 1946

Essential Information

| | |
|--------|-----------|
| MLS® # | E4444901 |
| 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 |
| 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 | June 28th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 15 |

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Listing information last updated on July 8th, 2025 at 8:32am MDT