

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

MLS® #E4454910

\$425,000

3 Bedroom, 2.50 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

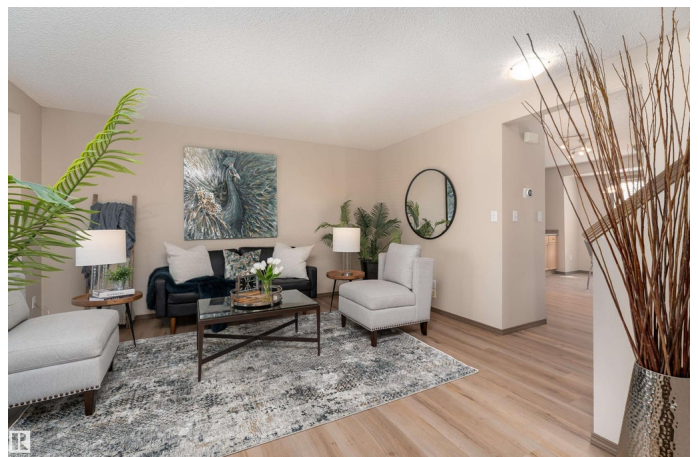
Ellerslie, Edmonton, AB

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	8
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 4th, 2025 at 10:04am MDT