

## \$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.

Built in 1919

### 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        | Brick  |

**Additional Information**

Date Listed            April 11th, 2025  
Days on Market      17  
Zoning                Zone 15

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