

## \$399,900 - 628 88 Street, Edmonton

MLS® #E4438915

**\$399,900**

2 Bedroom, 1.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome Home! This stylish & affordable starter home, just steps from a lake with walking paths, perfectly blends quality and comfort, making it an absolute must-see! Step inside to discover a spacious family room, warmed by a cozy corner gas fireplace; perfect for relaxing evenings. The kitchen offers an abundance of counter space & cabinetry, ideal for culinary adventures, while patio doors open onto a massive southwest-facing deck, tailor-made for summer entertaining. A convenient 2pc bath completes the main floor. Upstairs, you'll find 2 generously sized bedrooms, each boasting walk-in closets & sharing a sleek 4pc bath. The tastefully landscaped yard & private setting offer the perfect backdrop for long summer days. With an unfinished basement ready for your creative vision, this home is ready to grow with you! Upgrades: Shingles (23); Furnace/HWT/AC (23) Luxury Vinyl Plank Flooring (24) Carpet (24), Fridge/Stove/Hood Microwave (23), Dishwasher (24), washer (23) Dryer (24) This is a MUST SEE!

Built in 2002

### Essential Information

MLS® # E4438915

Price \$399,900



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	628 88 Street
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1E1

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Gazebo, No Smoking Home
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025

Days on Market                15

Zoning                            Zone 53

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