

\$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 rare 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 top neighbourhoods. Enjoy a superb quality of life with great streetscaping & easy access to nature trails, WHYTE AVE, Strathcona Farmers' Market, and the U of A. This home perfectly blends original charm with modern updates, including 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. Prime opportunity for the savvy investor: Potential to develop 5 sought-after units in a highly desirable setting. Buyer to verify details independently. No warranties or representations regarding zoning, condition, renderings, or development potential. Don't miss this rare chance to own in a charming, vibrant location!!!

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	2
Zoning	Zone 15

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