

## \$275,000 - 11509 88 Street, Edmonton

MLS® #E4417921

**\$275,000**

3 Bedroom, 1.00 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Amazing Investment Opportunity!! Beautiful 1.5 Storey 3 bedroom (Character Home) on a large lot; 505 sq metres (33' W x 165' L) in the heart of Parkdale! Features electric fireplace, hardwood floors, loads of light beaming in windows, modern lighting, french doors leading into a large Dining room with ornamental fireplace, adjacent kitchen with brand new stainless appliances/breakfast nook, spacious Primary bedroom, upgraded 4 piece bath. Upstairs you have two large bedroom areas. Laundry area is tucked in "unfinished" basement and perfect for huge storage. Single garage at back of home. 100 AMP electricals, new shingles and incredible charm! Home is zoned "Small Scale Residential" and has Massive options for future development such as front/back duplexes or large single family home. Lots of examples can be seen throughout Parkdale! Close to Royal Alex, Commonwealth Stadium and LRT and on beautiful tree lined street this home is a must see!

Built in 1914

### Essential Information

MLS® # E4417921

Price \$275,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,604
Acres	0.00
Year Built	1914
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11509 88 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3R2

### **Amenities**

Amenities	Front Porch, No Animal Home, No Smoking Home
Parking	Front/Rear Drive Access, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Washer, Window Coverings, Stove-Induction, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 14th, 2025

Days on Market                108

Zoning                            Zone 05

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