

## \$1,200,000 - 13911 88 Avenue, Edmonton

MLS® #E4430152

**\$1,200,000**

5 Bedroom, 3.50 Bathroom, 2,258 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Upgraded 5 bedroom 2,258 sf Perry built 2 storey located in desirable Valleyview. The home sits on a 85' wide x 120' deep South-facing lot (incl. 20' easement), boasting plenty of privacy. The main level offers a large bright Living room complete with hardwood flooring & gas fireplace, a separate Dining room that can comfortably seat at least 10, with views to the rear yard. The stunning Chef's kitchen has a large working island, granite countertops & stainless steel appliances with ample storage. There is a new 2-piece main floor bath, family size mudroom with access to a covered sunroom & double attached garage. Upstairs you will find the primary bedroom with new 4-piece ensuite & hardwood flooring. Upper level has 3 additional bedrooms, a den & new 5-piece bath. Lower level features a family room, 5th bedroom, a 4-piece bath, laundry room & separate storage room. Recent upgrades: kitchen/foyer interior painting (2024), various new windows (2024) & roof (2019). Steps to River Valley, shopping & Schools.

Built in 1964

### Essential Information

MLS® # E4430152

Price \$1,200,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,258
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13911 88 Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4J1

### Amenities

Amenities	No Smoking Home, Patio, Sunroom
Parking Spaces	6
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Laurier Heights
Middle	Laurier Heights
High	Ross Sheppard

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	22
Zoning	Zone 10

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 May 1st, 2025 at 9:31pm MDT