

\$519,888 - 9758 88 Avenue, Edmonton

MLS® #E4452642

\$519,888

3 Bedroom, 1.50 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

SELLER PROVIDING 5-YR WARRANTY! LOCATION! LOCATION! LOCATION! Nestled on a sunlit, west-flanking CORNER LOT in beloved OLD STRATHCONA, this tastefully updated 1½ storey, 3-bed + DEVELOPED LOFT, 1½ bath home offers comfort, character, & exceptional quality of life. Stroll scenic MILL CREEK RAVINE TRAILS, walk to WHYTE AVE, explore the FARMERS™ MARKET, or bike to the UNIVERSITY—this location has it all. An established perennial garden along the west boulevard radiates beauty. Inside, original charm meets thoughtful upgrades: luxury vinyl plank floors, walnut counters, subway tile, lighting, furnace (2019), shingles (2020) & more. Over 1900 SQ FT of developed living space including a FULL-HEIGHT POURED CONCRETE BASEMENT—a structural upgrade for this era—with 8 LARGE WINDOWS and a top floor BONUS LOFT. This highly desirable location with RS-zoning offers flexibility & long-term value—mins to downtown & river valley. Live comfortably now while securing a prime piece of Edmonton's most loved neighbourhood.

Built in 1946

Essential Information

MLS® #

E4452642



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, Window Coverings
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	August 13th, 2025
Days on Market	16
Zoning	Zone 15

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Listing information last updated on August 29th, 2025 at 11:18am MDT