

## \$399,000 - 11618 88 Street, Edmonton

MLS® #E4441117

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,401 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Welcome to this lovely, fully upgraded home with air condition, on a quiet tree-lined street in Parkdale. Overflowing with charm, it showcases standout design features like a shiplap ceiling, exposed brick, floating staircase, all bathed in natural light from new triple-pane vinyl windows, and tasteful pops of colour throughout. The main floor offers an open-concept living space that includes a renovated kitchen and cozy living area. You'll also find a main floor bedroom, a stylish 4-piece bathroom, and a spacious mudroom/laundry area for added convenience.

Upstairs, the chic open staircase leads to three generously sized bedrooms and an absolutely stunning black-and-white 4-piece bathroom featuring trendy hex tile design. Step outside to a refreshed backyard oasis with a new deck, pergola, and river rock landscaping – ideal for relaxing or hosting guests. The 20x22 parking pad at the rear includes gas and electrical hookups, making it garage-ready.

Built in 1943

### Essential Information

MLS® # E4441117

Price \$399,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,401                  |
| Acres          | 0.00                   |
| Year Built     | 1943                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11618 88 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3R4             |

### Amenities

|           |                                                                                                                                                                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, Smart/Program. Thermostat |
| Parking   | 2 Outdoor Stalls, Parking Pad Cement/Paved                                                                                                                                                                                                                     |

### Interior

|              |                                                                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, 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, Partially Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 05        |

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Listing information last updated on June 16th, 2025 at 4:02pm MDT