

## \$424,900 - 9937 88 Avenue, Edmonton

MLS® #E4430575

**\$424,900**

3 Bedroom, 1.50 Bathroom, 1,245 sqft

Single Family on 0.00 Acres

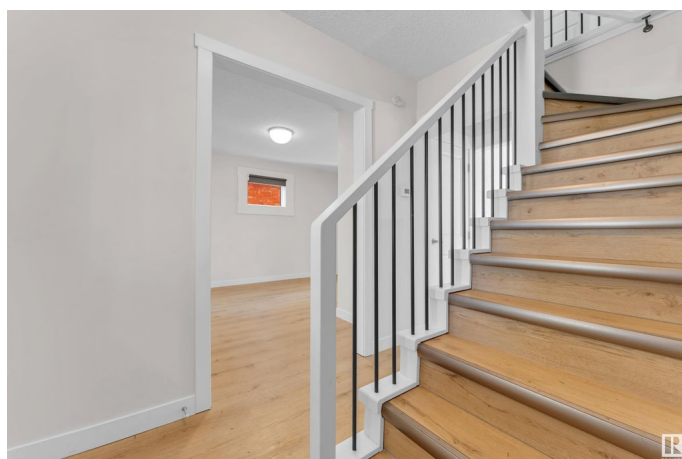
Strathcona, Edmonton, AB

**\*\*HOUSE SOLD AS IS\*\*** Completely renovated and full of charm, home is located in the highly desirable Strathcona community. Nestled on a quiet, tree-lined street just steps from the picturesque River Valley, this property offers unmatched access to the University of Alberta, Downtown, Whyte Avenue, and more. The home features 3 spacious bedrooms plus a den, 2.5 bathrooms, and numerous upgrades including a new furnace and hot water tank (2012), new shingles on both the home and double detached garage (2016), and enhanced insulation in both the attic and walls. A full interior and exterior renovation was completed in 2022, ensuring modern comfort while preserving classic character. The City has also upgraded the neighborhood with brand-new sidewalks, walkways, and is nearing completion on road improvements. Situated in a prime location near major transit routes, schools, parks, and top retail destinations, this property offers the perfect blend of convenience and lifestyle.

Built in 1919

### Essential Information

MLS® #	E4430575
Price	\$424,900
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,245
Acres	0.00
Year Built	1919
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9937 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2R4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Brick

**Additional Information**

Date Listed            April 11th, 2025  
Days on Market       14  
Zoning                 Zone 15

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