

## **\$1,095,000 - 10949 88 Avenue, Edmonton**

MLS® #E4435544

**\$1,095,000**

5 Bedroom, 3.00 Bathroom, 1,773 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Charming character, prime location, and income potential—this beautifully renovated Garneau gem has it all! Just a short stroll to the U of A, River Valley, & vibrant Whyte Ave, it's perfectly situated on a quiet, tree-lined street. Inside, enjoy original charm w/hardwood floors, French doors, & a cozy F/P, paired w/ modern updates like an all-new chef's kitchen w/ quartz counters & S/S appliances incl. gas stove. The spacious main floor offers a bright office, den, formal dining, mudroom/laundry, & an updated chic 3-pc bath. Upstairs you'll find 3 bdrms & a 5-pc bath w/ classic clawfoot tub. The LEGAL 2-bedroom basement suite includes egress windows, new kitchen, S/S appliances, updated bath, & in-suite laundry—ideal for rental income or extended family. Recent upgrades: triple-pane windows, 50 yr rubber roof, insulation in ext. wall cavities & attic, HE furnace, HWT & fresh paint! Enjoy the sunny south yard & TRIPLE GARAGE—an incredible opportunity in one of Edmonton's most sought-after neighbourhoods!

Built in 1929

### **Essential Information**

MLS® # E4435544

Price \$1,095,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,773
Acres	0.00
Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10949 88 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0Y9

### **Amenities**

Amenities	Deck, Patio, See Remarks, Natural Gas BBQ Hookup
Parking	Insulated, Triple Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 15

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