

## \$290,000 - 11612 88 Street, Edmonton

MLS® #E4440349

**\$290,000**

4 Bedroom, 2.00 Bathroom, 751 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Renovated bungalow on a beautiful tree lined street. The living room, bedrooms and hallway have hardwood flooring, fireplace and a ton of character. Newer kitchen with lot of cabinets. 2 bedrooms on the main floor and an updated 4 piece bathroom. The fully finished basement has a 3 piece bathroom and 2 bedrooms plus mechanical and laundry area. The fenced yard has a ton of potential. Located close to all amenities. Newer furnace, insulation, roof, windows.

Built in 1943

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440349               |
| Price          | \$290,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 751                    |
| Acres          | 0.00                   |
| Year Built     | 1943                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 11612 88 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6H 4S1             |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | June 2nd, 2025 |
| Days on Market  | 74             |
| Zoning          | Zone 05        |
| RE / Bank Owned | Yes            |

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