

## \$362,500 - 628 88 Street, Edmonton

MLS® #E4461193

### \$362,500

2 Bedroom, 1.50 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Immaculate, upgraded & freshly painted in modern, neutral tones, this air-conditioned 2 storey home offers incredible value for its asking price. The main level has newer vinyl plank flooring, spacious living room with corner fireplace, half bath, rear coat closet & a modern, eat-in kitchen an upgraded stainless steel (whirlpool) appliance package & pantry. The upper level has a family bathroom & 2 bedrooms, each with large walk-in closets. The secondary bedroom has a nook area which would be perfect for a desk, play area or sitting space. The fenced & landscaped backyard offers plenty of room to play & entertain featuring a deck that expands the width of the house, gazebo, plus ample grassed area & a storage shed. There's off street parking for 2 vehicles & the potential to build a double detached garage. Other upgrades include newer shingles & furnace (installed in 2023 as was AC). Enjoy living in a safe & friendly community that is close to ponds, walking trails, shopping, schools & other amenities.

Built in 2002

### Essential Information

MLS® #	E4461193
Price	\$362,500
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	628 88 Street
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1E1

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Gazebo
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 7th, 2025
Days on Market	2
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 9th, 2025 at 3:32am MDT