

# \$519,888 - 9758 88 Avenue, Edmonton

MLS® #E4444901

**\$519,888**

3 Bedroom, 1.50 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

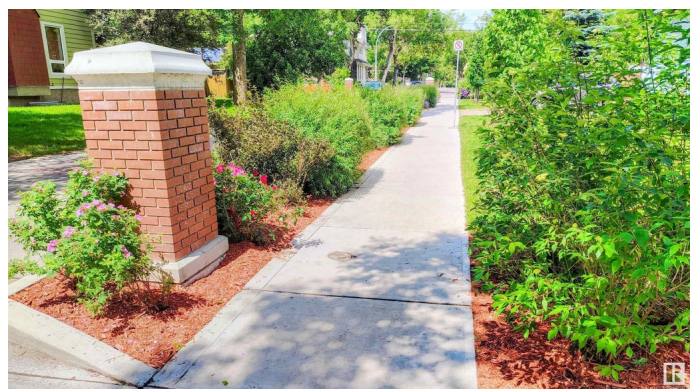
CHARMING CHARACTER HOME STEPS FROM MILL CREEK RAVINE!! Nestled on a sunlit, west-flanking CORNER LOT in beloved OLD STRATHCONA, this beautifully updated 1½ storey, 3-bed + DEVELOPED LOFT, 1½ bath home offers comfort, character, and an exceptional quality of life. Enjoy daily walks along scenic RAVINE TRAILS, stroll to WHYTE AVE, explore the FARMERSâ€™ MARKET, or bike to the UNIVERSITYâ€”this location has it all. Inside, original charm meets thoughtful upgrades: luxury vinyl plank floors, rich walnut counters, subway tile backsplash, modern lighting, baseboards, toilets, faucets, plus newer furnace & shingles. Over 1900 SQ FT of developed living space including a bright BASEMENT WITH 8 LARGE WINDOWS & top level BONUS LOFT. Zoned RS w/ no overlay, this lot allows for the development of 5 UNITS in a DESIRABLE SETTING. No warranties/representations on condition, renderings, or development potential. Whether youâ€™re dreaming of your forever home or a smart investment, view this rare gem now to avoid disappointment!

Built in 1946

## Essential Information

MLS® # E4444901

Price \$519,888



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9758 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2P9

### **Amenities**

Amenities	Detectors Smoke, See Remarks
Parking	2 Outdoor Stalls, Rear Drive Access, See Remarks

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Slab

**School Information**

Elementary	KING EDWARD SCHOOL
Middle	MCKERNAN /ALLENDALE SCHOOL
High	STRATHCONA SCHOOL

**Additional Information**

Date Listed	June 28th, 2025
Days on Market	15
Zoning	Zone 15

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Listing information last updated on July 13th, 2025 at 9:17am MDT