

# \$674,900 - 9943 88 Avenue, Edmonton

MLS® #E4445332

**\$674,900**

3 Bedroom, 2.50 Bathroom, 1,366 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Nestled on a quiet, tree-lined street in one of Edmonton's most vibrant & walkable communities, this beautifully preserved & thoughtfully upgraded character home offers the best of historic charm & modern comfort. Just steps from the river valley, Whyte Avenue, and the University of Alberta, the location is truly unbeatable. Set on a large, south facing lot, the property boasts a sunny backyard oasis complete with a spacious deck, established garden, and a double garage. Inside, you'll find a bright and airy layout: living room with fireplace, dining room, upgraded kitchen with back deck access, powder room & storage. Upstairs: three bedrooms and a deluxe bathroom. Basement has a LEGAL SUITE! Every room is filled with natural light & showcases tasteful upgrades that complement the home's original character. This is a rare opportunity to own a truly turnkey property in a coveted central location. A must-see for those seeking timeless charm. Upgrades: roof, porch, HWT, furnace, landscaping & more!

Built in 1913

## Essential Information

MLS® # E4445332

Price \$674,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.00
Year Built	1913
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9943 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2R4

### Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood
Foundation	Block, Brick, Stone

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	36
Zoning	Zone 15

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