

Courtesy Of Yad Dhillon Of Nationwide Realty Corp

\$424,900 - 9937 88 Avenue, Edmonton

MLS® #E4430575

\$424,900

3 Bedroom, 1.50 Bathroom, 1,245 sqft
Single Family on 0.00 Acres

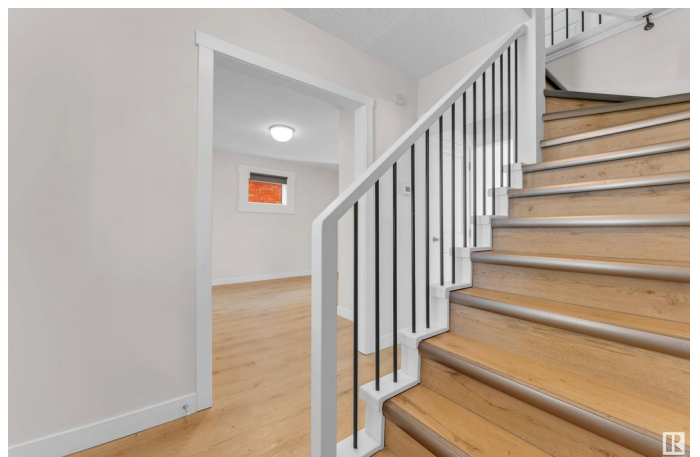
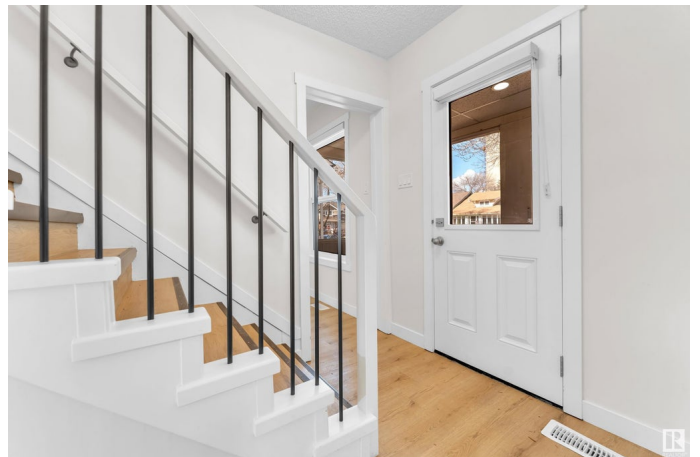
Strathcona, Edmonton, AB

****HOUSE SOLD AS IS**** Completely renovated and full of charm, home is located in the highly desirable Strathcona community. Nestled on a quiet, tree-lined street just steps from the picturesque River Valley, this property offers unmatched access to the University of Alberta, Downtown, Whyte Avenue, and more. The home features 3 spacious bedrooms plus a den, 2.5 bathrooms, and numerous upgrades including a new furnace and hot water tank (2012), new shingles on both the home and double detached garage (2016), and enhanced insulation in both the attic and walls. A full interior and exterior renovation was completed in 2022, ensuring modern comfort while preserving classic character. The City has also upgraded the neighborhood with brand-new sidewalks, walkways, and is nearing completion on road improvements. Situated in a prime location near major transit routes, schools, parks, and top retail destinations, this property offers the perfect blend of convenience and lifestyle.

Built in 1919

Essential Information

MLS® #	E4430575
Price	\$424,900
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,245
Acres	0.00
Year Built	1919
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	9937 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2R4

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 11th, 2025

Days on Market 4

Zoning Zone 15

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Listing information last updated on April 15th, 2025 at 5:32pm MDT