\$419,000 - 11615 88 Street, Edmonton

MLS® #E4428767

\$419,000

5 Bedroom, 2.00 Bathroom, 1,203 sqft Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

WELCOME TO YOUR NEXT GREAT **INVESTMENT OPPORTUNITY!** This legally suited, beautifully renovated home is situated in one of the city's TOP cash-flowing areas. Located in the vibrant community of Parkdale, it's just minutes from downtown, the Royal Alex & Glenrose Hospitals, and directly across from Commonwealth Stadium, offering unparalleled access to everything you need. Both the MAIN and BASEMENT suites feature SLEEK, DURABLE VINYL PLANK flooring, providing both STYLE & RESILIENCE! The CRISP WHITE kitchen cabinets have been upgraded and are complemented by MODERN LIGHT FIXTURES that enhance the contemporary aesthetic. The upper suite boasts 3 SPACIOUS BEDROOMS and a COMFORTABLE LIVING AREA, while the BASEMENT SUITE offers 2 BEDROOMS and a RECREATION ROOM providing PLENTY of space for any living arrangement. Don't miss out on this incredible investment opportunity!

Built in 1963

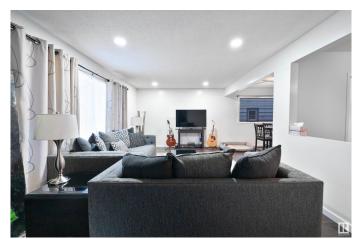
Essential Information

MLS® # E4428767 Price \$419,000

Bedrooms 5
Bathrooms 2.00







Full Baths 2

Square Footage 1,203 Acres 0.00

Year Built 1963

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 11615 88 Street

Area Edmonton

Subdivision Parkdale (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 3R5

Amenities

Amenities Fire Pit, Patio, See Remarks

Parking Double Garage Detached, Rear Drive Access

Interior

Appliances Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Schools, Shopping Nearby, Treed Lot, See

Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed April 2nd, 2025

Days on Market 9

Zoning Zone 05

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 April 11th, 2025 at 4:47pm MDT