

## \$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 18

Zoning Zone 05

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