

## \$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 Suite	Yes
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 31

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 May 3rd, 2025 at 5:02am MDT