

## \$790,000 - 10221 88 Street, Edmonton

MLS® #E4432979

**\$790,000**

3 Bedroom, 2.50 Bathroom, 1,779 sqft  
Single Family on 0.00 Acres

Riverdale, Edmonton, AB

River backing executive home with the river & its trails as your back yard. Located in central Riverdale with a small community vibe & yet is within walking distance to downtown and its offerings. No expenses spared, featuring a total of 3 bdms & 2.5 bths, Acrylic stucco/eifs system, R-26 walls/R-60 roof insulation, In floor heating throughout including the garage, water & drain in the garage, 2 sump pumps, gas line on the lower balcony, & solar panels. Enjoy a beautiful open concept, gourmet kitchen with gas stove, stunning granite island, huge pantry, 2 river facing balconies, gorgeous entertaining spaces with gas fireplaces with the upper having an impressive wet bar. Love the water fall shower, double sinks, and walk-in closet off the large primary bedroom. Then there are the parks, schools, and a golf course just down the street. Commuting is a breeze with close proximity to freeways, bridges & the Henday. There is not much that will compare to the trails and beauty of the river valley. Life is good!

Built in 2010

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4432979  |
| Price    | \$790,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,779                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10221 88 Street |
| Area        | Edmonton        |
| Subdivision | Riverdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1P4         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Hot Water Natural Gas, Infill Property, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, Solar Equipment |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Water Softener, Window Coverings, Wine/Beverage Cooler, See Remarks |
| Heating           | In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, River View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 13          |

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Listing information last updated on May 1st, 2025 at 4:02am MDT