

## \$399,000 - 11618 88 Street, Edmonton

MLS® #E4441117

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,401 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Welcome to this lovely, fully upgraded home with air condition, on a quiet tree-lined street in Parkdale. Overflowing with charm, it showcases standout design features like a shiplap ceiling, exposed brick, floating staircase, all bathed in natural light from new triple-pane vinyl windows, and tasteful pops of colour throughout. The main floor offers an open-concept living space that includes a renovated kitchen and cozy living area. You'll also find a main floor bedroom, a stylish 4-piece bathroom, and a spacious mudroom/laundry area for added convenience.

Upstairs, the chic open staircase leads to three generously sized bedrooms and an absolutely stunning black-and-white 4-piece bathroom featuring trendy hex tile design. Step outside to a refreshed backyard oasis with a new deck, pergola, and river rock landscaping – ideal for relaxing or hosting guests. The 20x22 parking pad at the rear includes gas and electrical hookups, making it garage-ready.

Built in 1943

### Essential Information

MLS® # E4441117

Price \$399,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,401
Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11618 88 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3R4

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, Smart/Program. Thermostat
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved

### Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 7th, 2025
Days on Market	9
Zoning	Zone 05

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