

\$1,095,000 - 10949 88 Avenue, Edmonton

MLS® #E4435544

\$1,095,000

5 Bedroom, 3.00 Bathroom, 1,773 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Charming character, prime location, and income potential—this beautifully renovated Garneau gem has it all! Just a short stroll to the U of A, River Valley, & vibrant Whyte Ave, it's perfectly situated on a quiet, tree-lined street. Inside, enjoy original charm w/hardwood floors, French doors, & a cozy F/P, paired w/ modern updates like an all-new chef's kitchen w/ quartz counters & S/S appliances incl. gas stove. The spacious main floor offers a bright office, den, formal dining, mudroom/laundry, & an updated chic 3-pc bath. Upstairs you'll find 3 bdrms & a 5-pc bath w/ classic clawfoot tub. The LEGAL 2-bedroom basement suite includes egress windows, new kitchen, S/S appliances, updated bath, & in-suite laundry—ideal for rental income or extended family. Recent upgrades: triple-pane windows, 50 yr rubber roof, insulation in ext. wall cavities & attic, HE furnace, HWT & fresh paint! Enjoy the sunny south yard & TRIPLE GARAGE—an incredible opportunity in one of Edmonton's most sought-after neighbourhoods!

Built in 1929

Essential Information

MLS® # E4435544

Price \$1,095,000



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,773 |
| Acres | 0.00 |
| Year Built | 1929 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10949 88 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0Y9 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Patio, See Remarks, Natural Gas BBQ Hookup |
| Parking | Insulated, Triple Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Stone Facing |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, |

| | |
|--------------|--------------------------|
| | Schools, Shopping Nearby |
| Roof | See Remarks |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 15 |

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Listing information last updated on May 20th, 2025 at 12:32am MDT