

\$674,900 - 9943 88 Avenue, Edmonton

MLS® #E4445332

\$674,900

3 Bedroom, 2.50 Bathroom, 1,366 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

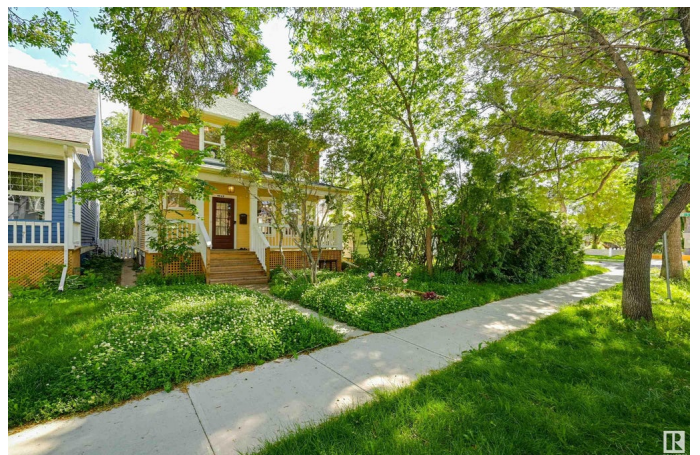
Nestled on a quiet, tree-lined street in one of Edmonton's most vibrant & walkable communities, this beautifully preserved & thoughtfully upgraded character home offers the best of historic charm & modern comfort. Just steps from the river valley, Whyte Avenue, and the University of Alberta, the location is truly unbeatable. Set on a large, south facing lot, the property boasts a sunny backyard oasis complete with a spacious deck, established garden, and a double garage. Inside, you'll find a bright and airy layout: living room with fireplace, dining room, upgraded kitchen with back deck access, powder room & storage. Upstairs: three bedrooms and a deluxe bathroom. Basement has a LEGAL SUITE! Every room is filled with natural light & showcases tasteful upgrades that complement the home's original character. This is a rare opportunity to own a truly turnkey property in a coveted central location. A must-see for those seeking timeless charm. Upgrades: roof, porch, HWT, furnace, landscaping & more!

Built in 1913

Essential Information

MLS® # E4445332

Price \$674,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.00
Year Built	1913
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9943 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2R4

Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood
Foundation	Block, Brick, Stone

Additional Information

Date Listed	July 2nd, 2025
Days on Market	43
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)
Listing information last updated on August 14th, 2025 at 11:48am MDT