

# \$519,888 - 9758 88 Avenue, Edmonton

MLS® #E4444901

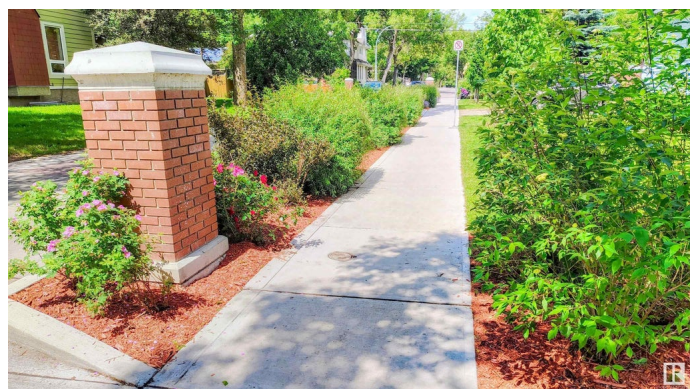
**\$519,888**

3 Bedroom, 1.50 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

CHARMING CHARACTER HOME STEPS FROM MILL CREEK RAVINE!! Nestled on a sunlit, west-flanking CORNER LOT in beloved OLD STRATHCONA, this beautifully updated 1½ storey, 3-bed + DEVELOPED LOFT, 1½ bath home offers comfort, character, and an exceptional quality of life. Enjoy daily walks along scenic RAVINE TRAILS, stroll to WHYTE AVE, explore the FARMERSâ€™ MARKET, or bike to the UNIVERSITYâ€”this location has it all. Inside, original charm meets thoughtful upgrades: luxury vinyl plank floors, rich walnut counters, subway tile backsplash, modern lighting, baseboards, toilets, faucets, plus newer furnace (2019) and architectural shingles (2020). Over 1900 SQ FT of developed living space including a bright BASEMENT WITH 8 LARGE WINDOWS & top level BONUS LOFT. This highly desirable RS-zoned property offers flexibility and long-term value. Whether youâ€™re dreaming of your forever home or a smart investment, view this rare gem now to avoid disappointment! \*All information believed to be accurate but not warranted.



Built in 1946

## Essential Information

MLS® # E4444901

Price \$519,888

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9758 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2P9

### **Amenities**

Amenities	Detectors Smoke, See Remarks
Parking	2 Outdoor Stalls, Rear Drive Access, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Slab

**School Information**

Elementary	KING EDWARD SCHOOL
Middle	MCKERNAN /ALLENDALE SCHOOL
High	STRATHCONA SCHOOL

**Additional Information**

Date Listed	June 28th, 2025
Days on Market	32
Zoning	Zone 15

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 July 30th, 2025 at 7:17am MDT