

\$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	10
Zoning	Zone 05

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Listing information last updated on June 17th, 2025 at 5:17pm MDT