

## \$599,000 - 9829 88 Avenue, Edmonton

MLS® #E4450649

**\$599,000**

3 Bedroom, 2.50 Bathroom, 1,397 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Immaculate 1922 character home located just blocks from Mill Creek Ravine in the highly sought-after Strathcona neighbourhood. This beautifully maintained residence features hardwood floors, tin ceiling in the kitchen, stainless steel appliances, and oversized mouldings that highlight its historic charm. The upper level offers three bedrooms, including a primary bedroom with private balcony access—perfect for morning coffee or evening relaxation. The guest bathroom includes a classic clawfoot tub, while the primary bedroom boasts a convenient ensuite. A main floor 2-piece bathroom adds further functionality. Outside, the landscaped backyard provides a quiet, private retreat. This home offers an exceptional lifestyle with quick access to the River Valley trails, University of Alberta, Downtown Edmonton, and the vibrant Whyte Avenue district. A rare blend of timeless character and modern comfort.

Built in 1922

### Essential Information

MLS® #	E4450649
Price	\$599,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,397
Acres	0.00
Year Built	1922
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9829 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2R2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block, Brick, Stone

### Additional Information

Date Listed July 31st, 2025

Days on Market 2

Zoning Zone 15

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