

# \$545,000 - 9806 88 Avenue, Edmonton

MLS® #E4454483

**\$545,000**

3 Bedroom, 2.00 Bathroom, 1,496 sqft  
Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Located in one of the city’s hottest neighborhoods, this charming character home offers fantastic curb appeal with a front veranda perfect for your morning coffee. Inside, enjoy real hardwood floors, custom wooden blinds, a spacious living room, and a grand dining room with timeless charm. The modern maple kitchen features cork flooring, stainless steel appliances, and a bay window overlooking the deck. Upstairs are three sizable bedrooms, an upgraded 4-piece bath, and a primary suite with double closets, tiled shower, and deep soaker tub, plus a covered balcony for summer nights. Features include newer windows and roof, high-efficiency furnace, and on-demand hot water. A large newer double garage adds convenience. With RS zoning, the property also offers potential for future infill or a luxury single-family home.

Built in 1929

## Essential Information

MLS® #	E4454483
Price	\$545,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,496
Acres	0.00



Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9806 88 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2R3

### Amenities

Amenities	On Street Parking, Hot Water Instant, No Smoking Home, Parking-Extra, Secured Parking, Infill Property
Parking	Double Garage Detached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Creek, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Brick

### School Information

Elementary	King Edward School
Middle	Old Scona School
High	Strathcona School

**Additional Information**

Date Listed	August 23rd, 2025
Days on Market	1
Zoning	Zone 15

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