

## \$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 47

Zoning Zone 15

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Listing information last updated on September 16th, 2025 at 8:32am MDT