

# \$539,900 - 9806 88 Avenue, Edmonton

MLS® #E4454483

## \$539,900

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          | \$539,900 |
| 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 | 6                 |
| Zoning         | Zone 15           |

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Listing information last updated on August 29th, 2025 at 2:32am MDT