# \$419,000 - 11615 88 Street, Edmonton

MLS® #E4428767

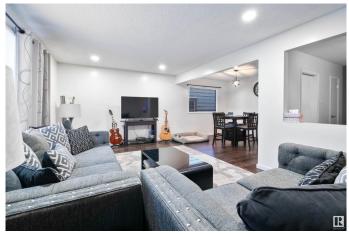
#### \$419,000

5 Bedroom, 2.00 Bathroom, 1,203 sqft Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

WELCOME TO YOUR NEXT GREAT **INVESTMENT OPPORTUNITY!** This legally suited, beautifully renovated home is situated in one of the city's TOP cash-flowing areas. Located in the vibrant community of Parkdale, itâ€<sup>™</sup>s just minutes from downtown, the Royal Alex & Glenrose Hospitals, and directly across from Commonwealth Stadium, offering unparalleled access to everything you need. Both the MAIN and BASEMENT suites feature SLEEK, DURABLE VINYL PLANK flooring, providing both STYLE & RESILIENCE! The CRISP WHITE kitchen cabinets have been upgraded and are complemented by MODERN LIGHT FIXTURES that enhance the contemporary aesthetic. The upper suite boasts 3 SPACIOUS BEDROOMS and a COMFORTABLE LIVING AREA, while the **BASEMENT SUITE offers 2 BEDROOMS and** a RECREATION ROOM providing PLENTY of space for any living arrangement. Don't miss out on this incredible investment opportunity!







Built in 1963

#### **Essential Information**

MLS® #	E4428767
Price	\$419,000
Bedrooms	5
Bathrooms	2.00

Full Baths	2
Square Footage	1,203
Acres	0.00
Year Built	1963
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## **Community Information**

Address	11615 88 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3R5

## Amenities

Amenities	Fire Pit, Patio, See Remarks
Parking	Double Garage Detached, Rear Drive Access

#### Interior

Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

#### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Schools, Shopping Nearby, Treed Lot, See
	Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 25

Zoning Zone 05

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Listing information last updated on April 27th, 2025 at 2:47pm MDT