

\$824,900 - 10945 88 Avenue, Edmonton

MLS® #E4425655

\$824,900

5 Bedroom, 3.00 Bathroom, 2,019 sqft
Single Family on 0.00 Acres

Garneau, Edmonton, AB

Charming character 5 bedroom, 3 full bathroom home that has been tastefully renovated; retaining its vintage integrity in a prime U of A location. Some recent renovations include: kitchen with quartz counters, tile backsplash & new appliances, central air conditioning with upgrade to wiring, bathrms, 2019 sewer cleaned & lined, newer upstairs windows, furnace & 2 hot water tanks. Refinished basement (2021) complete with separate entrance, 3 pce. bathrm, gas fireplace, laundry area and large windows. Front deck and veranda. Huge back deck w/gas hookup. Large 24 x 19 ft. two car garage with loft, plus adjacent concrete parking pad. Situated only 1/2 blk. from campus and wonderful coffee shops, restaurants, shopping and steps to the river valley trails, Kinsmen Rec Centre and more. Stroll to downtown across the high level bridge or ride your bike on the extensive cycling lanes right outside the front door. Live in the heart of this great community - Garneau awaits you.

Built in 1927

Essential Information

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|----------|-----------|
| MLS® # | E4425655 |
| Price | \$824,900 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,019 |
| Acres | 0.00 |
| Year Built | 1927 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10945 88 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0Y9 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Deck |
| Parking Spaces | 4 |
| Parking | 2 Outdoor Stalls, Double Garage Detached, Over Sized |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Garage Control, Microwave Hood Fan, Oven-Microwave, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Stove-Induction |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 36 |
| Zoning | Zone 15 |

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Listing information last updated on April 19th, 2025 at 7:02am MDT