

## \$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.

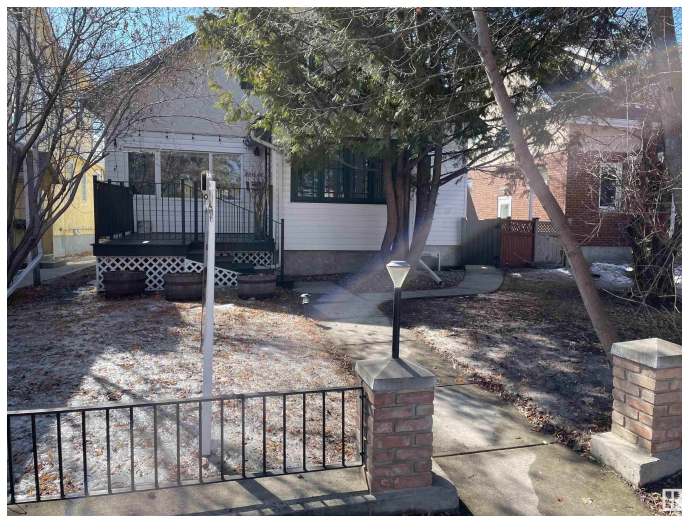
Built in 1927

### Essential Information

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	39
Zoning	Zone 15

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Listing information last updated on April 22nd, 2025 at 2:02pm MDT