

## \$1,095,000 - 10949 88 Avenue, Edmonton

MLS® #E4435544

**\$1,095,000**

5 Bedroom, 3.00 Bathroom, 1,773 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

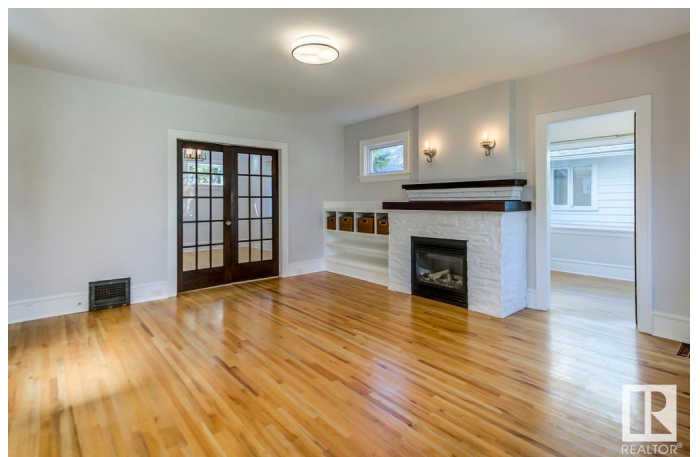
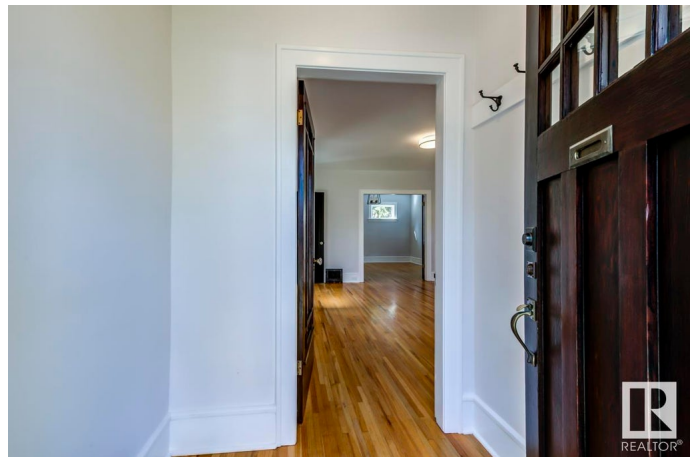
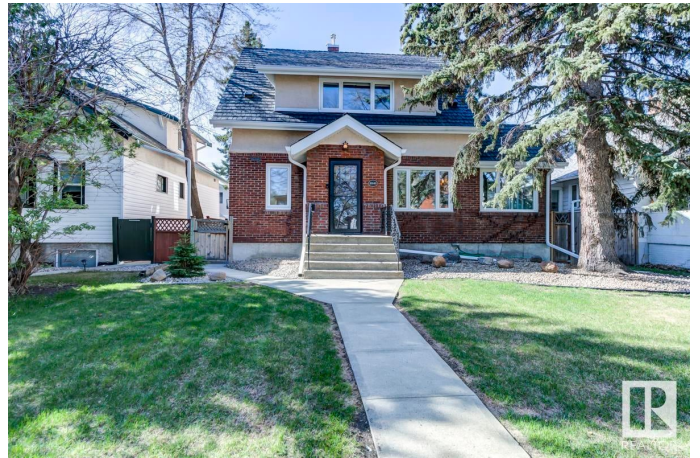
Charming character, prime location, and income potential—this beautifully renovated Garneau gem has it all! Just a short stroll to the U of A, River Valley, & vibrant Whyte Ave, it's perfectly situated on a quiet, tree-lined street. Inside, enjoy original charm w/hardwood floors, French doors, & a cozy F/P, paired w/ modern updates like an all-new chef's kitchen w/ quartz counters & S/S appliances incl. gas stove. The spacious main floor offers a bright office, den, formal dining, mudroom/laundry, & an updated chic 3-pc bath. Upstairs you'll find 3 bdrms & a 5-pc bath w/ classic clawfoot tub. The LEGAL 2-bedroom basement suite includes egress windows, new kitchen, S/S appliances, updated bath, & in-suite laundry—ideal for rental income or extended family. Recent upgrades: triple-pane windows, 50 yr rubber roof, insulation in ext. wall cavities & attic, HE furnace, HWT & fresh paint! Enjoy the sunny south yard & TRIPLE GARAGE—an incredible opportunity in one of Edmonton's most sought-after neighbourhoods!

Built in 1929

### Essential Information

MLS® # E4435544

Price \$1,095,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,773                  |
| Acres          | 0.00                   |
| Year Built     | 1929                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10949 88 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0Y9         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Patio, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Insulated, Triple Garage Detached                |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Mantel, Stone Facing  |
| Stories      | 3   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | See Remarks              |
| Construction | Wood, Brick, Stucco      |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 4             |
| Zoning         | Zone 15       |

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Listing information last updated on May 14th, 2025 at 4:32am MDT