

## \$635,000 - 14423 88 Avenue, Edmonton

MLS® #E4447209

**\$635,000**

4 Bedroom, 2.00 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Nestled on a quiet street in the coveted Parkview community, this fully modernized bungalow exudes timeless curb appeal. The exterior features professional landscaping, refreshed siding, soffits and shingles, and a sunny, south-facing backyard, perfect for outdoor entertaining with a covered pergola and gas line. Inside, enjoy a bright, airy living area with updated windows, hardwood floors, and a remodeled kitchen with stainless steel appliances. The main level includes three bedrooms and a four-piece bathroom. The newly renovated basement offers an additional living space with a large bedroom, a full four-piece bathroom, and plenty of storage options, including a laundry area complete with sink. A heated garage ensures year-round comfort. Located near the river valley, Buena Vista Park, top schools, and convenient roadways and local amenities, this move-in ready home seamlessly blends rustic charm, modern updates, and an ideal location. Welcome home!

Built in 1956

### Essential Information

MLS® #	E4447209
Price	\$635,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14423 88 Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4J5

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Heated

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Parkview School
Middle	Laurier Heights School
High	Ross Sheppard School

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	3
Zoning	Zone 10

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Listing information last updated on July 14th, 2025 at 6:02am MDT