\$824,900 - 10945 88 Avenue, Edmonton

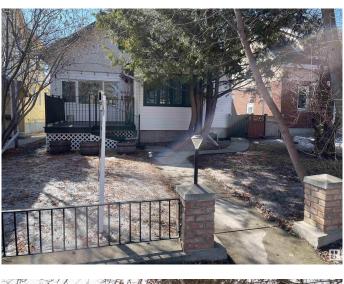
MLS® #E4425655

\$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

3.00
3
2,019
0.00
1927
Single Family
Detached Single Family
2 Storey
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

	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

Hood Fan,

Exterior

Exterior	Wood, Vir	nyl					
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 ListedMarch 14th, 2025Days on Market32ZoningZone 15

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Listing information last updated on April 15th, 2025 at 9:02pm MDT