

## \$399,900 - 628 88 Street, Edmonton

MLS® #E4438915

**\$399,900**

2 Bedroom, 1.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome Home! This stylish & affordable starter home, just steps from a lake with walking paths, perfectly blends quality and comfort, making it an absolute must-see! Step inside to discover a spacious family room, warmed by a cozy corner gas fireplace; perfect for relaxing evenings. The kitchen offers an abundance of counter space & cabinetry, ideal for culinary adventures, while patio doors open onto a massive southwest-facing deck, tailor-made for summer entertaining. A convenient 2pc bath completes the main floor. Upstairs, you'll find 2 generously sized bedrooms, each boasting walk-in closets & sharing a sleek 4pc bath. The tastefully landscaped yard & private setting offer the perfect backdrop for long summer days. With an unfinished basement ready for your creative vision, this home is ready to grow with you! Upgrades: Shingles (23); Furnace/HWT/AC (23) Luxury Vinyl Plank Flooring (24) Carpet (24), Fridge/Stove/Hood Microwave (23), Dishwasher (24), washer (23) Dryer (24) This is a MUST SEE!

Built in 2002

### Essential Information

MLS® # E4438915

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,216                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 628 88 Street |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1E1       |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, Deck, Gazebo, No Smoking Home |
| Parking   | Parking Pad Cement/Paved  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer - Energy Star, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025

Days on Market                20

Zoning                            Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 10:47pm MDT