

## \$349,900 - 11532 88 Street, Edmonton

MLS® #E4451672

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,232 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Perfect Starter, strong rental or development step into timeless charm blended seamlessly with modern updates this renovated 2-storey character home. Offering 4 bedrooms, 2 full bathrooms, over 1200 sq. ft. of thoughtfully designed living space (including the finished basement), this move-in ready gem is ideal for first-time buyers, growing families, or savvy investors. The main floor welcomes you with a cozy living room, a dedicated dining area, and a modernized kitchen—all complemented by a stylish 4-piece bath. Upstairs, you'll find three generous bedrooms, including a spacious primary suite complete with its own 4-piece ensuite for added privacy and convenience. The finished basement adds versatile living space with a comfortable family room, a den, and a potential 4th bedroom, along with a combined mechanical/laundry room, plus ample off-street parking and a double detached garage Outside, enjoy a fully fenced yard—perfect for kids, pets, or entertaining.

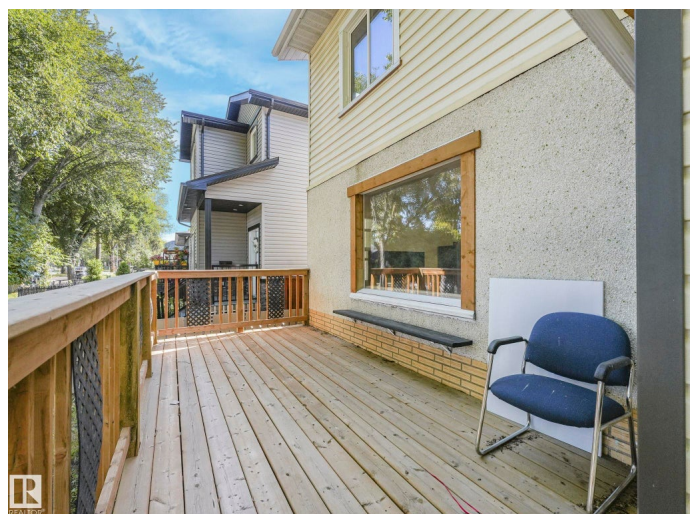
Built in 1943

### Essential Information

MLS® # E4451672

Price \$349,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,232                  |
| Acres          | 0.00                   |
| Year Built     | 1943                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11532 88 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3R3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Brick Facing                                                               |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl |
| Exterior Features | See Remarks                |
| Roof              | Asphalt Shingles           |

|              |                            |
|--------------|----------------------------|
| Construction | Wood, Brick, Stucco, Vinyl |
| Foundation   | Concrete Perimeter         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 83               |
| Zoning         | Zone 05          |

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Listing information last updated on October 29th, 2025 at 1:32am MDT