

## **\$659,000 - 10942 88 Avenue, Edmonton**

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MLS® #E4461288

**\$659,000**

5 Bedroom, 3.00 Bathroom, 2,093 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Location! Location! Location! Stunning updated 1900+ sqft GARNEAU home offers you 5 bdrms and 3 bath. The modern good-size kitchen has abundant counter space & cabinetry. The living room has huge window that offers you plenty of natural light which features wood floor and a wood-burning fireplace. The original POCKET GLASS DOORS connects the living room with a formal dining room. The adjacent family room has 2 skylights, built-in shelves surrounding a gas fireplace. Upstairs features a spacious master bdrm and another 2 good size bdrms, newly renovated bath and a large storage room. Fully finished basement offers you another two bdrms, a bath and laundry. Private backyard offers you a no-maintenance deck with built-in picnic table and planters, a ramp for accessibility. This house just steps away from the River valley and also within walking distance to UofA hospital, UofA campus, downtown, Whyte Ave, shopping and restaurants. Such a convenient location which you don't want to miss!

Built in 1928

### **Essential Information**

MLS® # E4461288

Price \$659,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,093                  |
| Acres          | 0.00                   |
| Year Built     | 1928                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10942 88 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0Z1         |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, See Remarks |
| Parking   | Single Garage Detached                                                     |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                        |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stucco                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 8th, 2025

Days on Market                6

Zoning                            Zone 15

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Listing information last updated on October 14th, 2025 at 10:18am MDT