

\$1,175,000 - 13911 88 Avenue, Edmonton

MLS® #E4430152

\$1,175,000

5 Bedroom, 3.50 Bathroom, 2,258 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Upgraded 5 bedroom 2,258 sf Perry built 2 storey located in desirable Valleyview. The home sits on a 85' wide x 120' deep South-facing lot (incl. 20' easement), boasting plenty of privacy. The main level offers a large bright Living room complete with hardwood flooring & gas fireplace, a separate Dining room that can comfortably seat at least 10, with views to the rear yard. The stunning Chef's kitchen has a large working island, granite countertops & stainless steel appliances with ample storage. There is a new 2-piece main floor bath, family size mudroom with access to a covered sunroom & double attached garage. Upstairs you will find the primary bedroom with new 4-piece ensuite & hardwood flooring. Upper level has 3 additional bedrooms, a den & new 5-piece bath. Lower level features a family room, 5th bedroom, a 4-piece bath, laundry room & separate storage room. Recent upgrades: kitchen/foyer interior painting (2024), various new windows (2024) & roof (2019). Steps to River Valley, shopping & Schools.

Built in 1964

Essential Information

MLS® # E4430152

Price \$1,175,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,258
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	13911 88 Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4J1

Amenities

Amenities	No Smoking Home, Patio, Sunroom
Parking Spaces	6
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

School Information

Elementary	Laurier Heights
Middle	Laurier Heights
High	Ross Sheppard

Additional Information

Date Listed	April 10th, 2025
Days on Market	69
Zoning	Zone 10

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 18th, 2025 at 1:17pm MDT