

\$1,095,000 - 10949 88 Avenue, Edmonton

MLS® #E4435544

\$1,095,000

5 Bedroom, 3.00 Bathroom, 1,773 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Charming character, prime location, and income potential—this beautifully renovated Garneau gem has it all! Just a short stroll to the U of A, River Valley, & vibrant Whyte Ave, it's perfectly situated on a quiet, tree-lined street. Inside, enjoy original charm w/hardwood floors, French doors, & a cozy F/P, paired w/ modern updates like an all-new chef's kitchen w/ quartz counters & S/S appliances incl. gas stove. The spacious main floor offers a bright office, den, formal dining, mudroom/laundry, & an updated chic 3-pc bath. Upstairs you'll find 3 bdrms & a 5-pc bath w/ classic clawfoot tub. The LEGAL 2-bedroom basement suite includes egress windows, new kitchen, S/S appliances, updated bath, & in-suite laundry—ideal for rental income or extended family. Recent upgrades: triple-pane windows, 50 yr rubber roof, insulation in ext. wall cavities & attic, HE furnace, HWT & fresh paint! Enjoy the sunny south yard & TRIPLE GARAGE—an incredible opportunity in one of Edmonton's most sought-after neighbourhoods!

Built in 1929

Essential Information

MLS® # E4435544

Price \$1,095,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,773
Acres	0.00
Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10949 88 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0Y9

Amenities

Amenities	Deck, Patio, See Remarks, Natural Gas BBQ Hookup
Parking	Insulated, Triple Garage Detached

Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	22
Zoning	Zone 15

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