\$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 potentialâ€"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 laundryâ€"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 GARAGEâ€"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 3

Zoning Zone 15

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 May 12th, 2025 at 9:32am MDT