

## **\$679,000 - 10942 88 Avenue, Edmonton**

MLS® #E4442353

**\$679,000**

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® # E4442353

Price \$679,000



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	Deck, Front Porch, Skylight, 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, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 13th, 2025  
Days on Market        48  
Zoning                    Zone 15

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