

## **\$454,000 - 2 11505 88 Street, Edmonton**

MLS® #E4418649

**\$454,000**

3 Bedroom, 2.50 Bathroom, 1,322 sqft  
Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Located in the family-friendly community of PARKDALE, this well-maintained half-duplex offers modern living. 3 bedrooms fully upgraded home w/ a SEPARATE ENTRANCE to the FULLY FINISHED basement WITH 1 BEDROOM AND 1 FULL BATH & your own oversized garage! A gorgeous open concept main floor greets you with a stunning kitchen w/ quartz countertop, stainless appliances & a beautiful island. The centrally located dining area can fit an 8-person table & is steps from the great room where youâ€™ll find a stunning, modern fireplace. Upstairs you'll find your master retreat with your own full ensuite & walk in closet, plus 2 other spacious bedrooms & the main bath. The basement is prepped for development for a future mortgage helper SUITE! All of this plus full LANDSCAPING, main floor laundry & 10yr new home warranty. Located close to schools & parks, with easy access to transit, less than a 10min walk to LRT & minutes to downtown, this professionally designed home is beautiful & is ready to meet YOU! Welcome HOME!

Built in 2018

### **Essential Information**

MLS® # E4418649

Price \$454,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,322             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2 11505 88 Street   |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 3R2             |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Over Sized, Single Garage Detached           |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 90                 |
| Zoning         | Zone 05            |
| Condo Fee      | \$1                |

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Listing information last updated on April 20th, 2025 at 1:17am MDT