

## **\$398,000 - 722 88a Street, Edmonton**

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MLS® #E4451707

**\$398,000**

4 Bedroom, 3.50 Bathroom, 1,418 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

This location will make your busy life much more convenient, with quick access to schools, Anthony Henday, 91st, South Edmonton Common and so many services close by! This home features 4 large bedrooms, a washroom on every level, main floor laundry, NEW carpet in the basement, NEW shingles installed just days ago and the walls, baseboard, casing and shelving freshly painted in a balanced blend of beige and grey with a light brown warmth that makes it feel both cozy and neutral. Hardwood floors throughout the entire home offer years of durability and the benefits of being able to refinish multiple times to remove scratches or update the finish! The basement is finished well, no odd walls making you scratch your head, just a functional space for the family to enjoy! Take a break from looking at the high density neighbourhoods and stretch out with the way it used to be, where you can park two cars out front, enjoy an extra 5' clearance from your neighbours AND NO HOA fees!! SO MUCH VALUE! Better hurry!

Built in 2002

### **Essential Information**

MLS® # E4451707

Price \$398,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,418                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 722 88a Street |
| Area        | Edmonton       |
| Subdivision | Ellerslie      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1C4        |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Parking-Plug-Ins, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Front/Rear Drive Access  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 53          |

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Listing information last updated on August 7th, 2025 at 8:02pm MDT