

\$1,200,000 - 13911 88 Avenue, Edmonton

MLS® #E4430152

\$1,200,000

5 Bedroom, 3.50 Bathroom, 2,258 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Upgraded 5 bedroom 2,258 sf Perry built 2 storey located in desirable Valleyview. The home sits on a 85' wide x 120' deep South-facing lot (incl. 20' easement), boasting plenty of privacy. The main level offers a large bright Living room complete with hardwood flooring & gas fireplace, a separate Dining room that can comfortably seat at least 10, with views to the rear yard. The stunning Chef's kitchen has a large working island, granite countertops & stainless steel appliances with ample storage. There is a new 2-piece main floor bath, family size mudroom with access to a covered sunroom & double attached garage. Upstairs you will find the primary bedroom with new 4-piece ensuite & hardwood flooring. Upper level has 3 additional bedrooms, a den & new 5-piece bath. Lower level features a family room, 5th bedroom, a 4-piece bath, laundry room & separate storage room. Recent upgrades: kitchen/foyer interior painting (2024), various new windows (2024) & roof (2019). Steps to River Valley, shopping & Schools.

Built in 1964

Essential Information

| | |
|--------|-------------|
| MLS® # | E4430152 |
| Price | \$1,200,000 |



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,258 |
| Acres | 0.00 |
| Year Built | 1964 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 13911 88 Avenue |
| Area | Edmonton |
| Subdivision | Parkview |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 4J1 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | No Smoking Home, Patio, Sunroom |
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Insulated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner, Mantel, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------|
| Elementary | Laurier Heights |
| Middle | Laurier Heights |
| High | Ross Sheppard |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 21 |
| Zoning | Zone 10 |

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Listing information last updated on May 1st, 2025 at 3:32pm MDT