

## \$400,000 - 625 88a Street, Edmonton

MLS® #E4458421

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Beautifully updated 2-storey home in family-friendly Ellerslie featuring 3 bedrooms, 2.5 baths, and a fully finished basement. Enjoy brand new carpet, luxury vinyl plank flooring, and fresh paint throughout. The bright and sunny main floor offers a spacious living room with large windows, a functional kitchen with stainless steel appliances and ample cabinetry, a dining area, and a handy 2-pc bath. Upstairs you'll find 3 comfortable bedrooms and a 4-pc family bath. The finished basement expands your living space with a rec room, den, laundry, and 3-pc bath. Outside, the fully fenced yard boasts a deck and storage shed, with alley access to a large parking pad. Major updates include newer shingles, furnace, and hot water tank. Great location - close to parks, schools, shopping and restaurants, with quick access to South Edmonton Common, International Airport, and Anthony Henday. This home is pre-inspected, guaranteed clean on possession, and move-in ready—visit REALTOR® site for details.

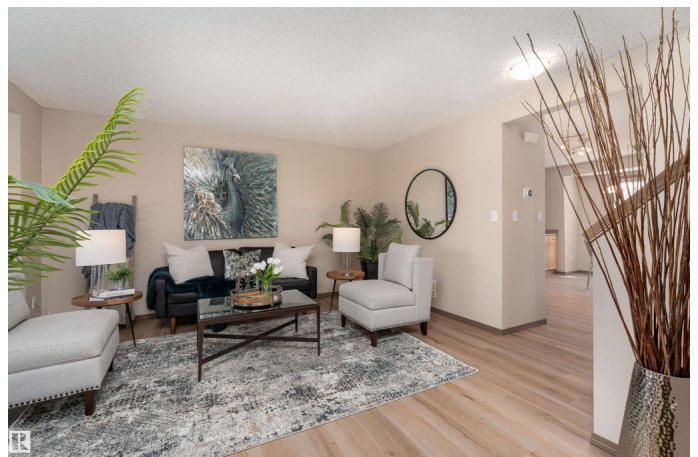
Built in 2002

### Essential Information

MLS® # E4458421

Price \$400,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,250                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 625 88a Street |
| Area        | Edmonton       |
| Subdivision | Ellerslie      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1C3        |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Off Street Parking, Deck |
| Parking Spaces | 2                        |
| Parking        | Rear Drive Access        |

### **Interior**

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

### **Exterior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Sakaw School         |
| Middle     | KisāwĀtisiwin School |
| High       | J. Percy Page School |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 53              |

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Listing information last updated on September 19th, 2025 at 5:47am MDT