

## **\$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	89
Zoning	Zone 05
Condo Fee	\$1

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