

\$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.

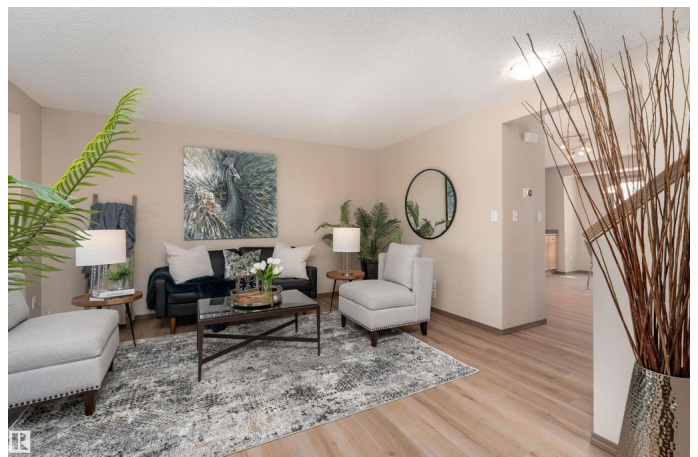
Built in 2002

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	Kisāwā̃tisiwin School
High	J. Percy Page School

Additional Information

Date Listed	September 18th, 2025
Zoning	Zone 53

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