

Courtesy Of Arnold Oliveros Of Exp Realty

## \$459,000 - 620 88 St, Edmonton

MLS® #E4456753

**\$459,000**

5 Bedroom, 2.00 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Stay comfortable year-round with CENTRAL A/C in this beautifully updated 4-level split home, located in the well-established community of Ellerslie. Thoughtfully renovated throughout, this home combines modern comfort w/ reliable upgrades & a versatile layout. Recent improvements include a brand-new roof & a new 2 car garage, offering long-term value & peace of mind. Inside, the kitchen is enhanced w/ upgraded quartz countertops, while all bathrooms have been refreshed with new sinks and quartz surfaces. New vinyl flooring throughout gives the home a clean, contemporary feel. Major mechanical updates include a recently replaced water tank and furnace motor, ensuring efficiency & dependability. The spacious 4-level split design provides the flexibility needed for daily living, work, & relaxation. Set in a fully developed neighborhood close to schools, & parks, this move-in-ready home is a rare opportunity in one of Ellerslie's most desirable areas - perfect for families who want to create lasting memories.

Built in 2002

### Essential Information

MLS® # E4456753

Price \$459,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,701                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |           |
|-------------|-----------|
| Address     | 620 88 St |
| Area        | Edmonton  |
| Subdivision | Ellerslie |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6X 1E1   |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                            |

### Interior

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                                     |
| Stories      | 4                                                                                                                                             |
| Has Basement | Yes                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Vinyl                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 8th, 2025

Days on Market                40

Zoning                              Zone 53

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