# \$549,900 - 6615 88 Street, Edmonton

MLS® #E4447449

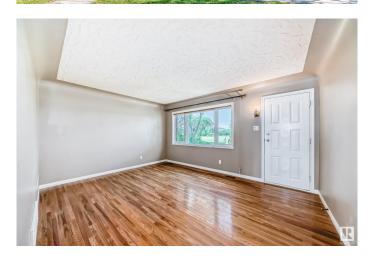
#### \$549,900

4 Bedroom, 2.00 Bathroom, 1,181 sqft Single Family on 0.00 Acres

Argyll, Edmonton, AB

**Unbeatable Location & Endless Possibilities!** Welcome to this 1,180 sq ft bungalow in one of the city's most iconic locationsâ€"across the street from Argyle Park's ball diamonds and steps away from the community garden. Whether you're looking for a move-in ready home or a prime investment opportunity, this property delivers. Step inside to a spacious living room filled with natural light, leading to an updated kitchen. The main level offers a handy laundry room, three comfortable bedrooms, including a primary suite with a walk-in closet and an upgraded 4 pc bathroom. Enjoy the added value of newer vinyl windows throughout the home, new furnace (2024) and an upgraded electrical panel. The fully developed basement expands your living space with a family room, an additional bedroom and a 3-pc bathroom. Out back, the freshly tilled garden is ready for your green thumbâ€"or convert the space for RV or boat storage. Situated on a 50x110 lot, there's also great potential for future infill development. Unbeatable!!





Built in 1955

#### **Essential Information**

MLS® #	E4447449
Price	\$549,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,181
Acres	0.00
Year Built	1955
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

# **Community Information**

Address	6615 88 Street
Area	Edmonton
Subdivision	Argyll
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2Z2

## Amenities

Amenities	Detectors Smoke
Parking	Single Garage Detached

## Interior

Appliances	Dishwasher-Built-In, [ Refrigerator, Stove-Elec		0	Control,	Garage	Opener,
Heating	Forced Air-1, Natural Ga	as				
Stories	2					
Has Basement	Yes					
Basement	Full, Finished					

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low
	Maintenance Landscape, Playground Nearby, Public Transportation,
	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

### **Additional Information**

Date ListedJuly 12th, 2025Days on Market17ZoningZone 17

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Listing information last updated on July 28th, 2025 at 10:02pm MDT