

## \$424,900 - 6408 88 Avenue, Edmonton

MLS® #E4434625

**\$424,900**

4 Bedroom, 2.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Perfect 3+1 bungalow sitting on a quiet street in the family friendly neighborhood of Kenilworth. Main floor features the traditional floor plan with hardwood flooring in the south facing and bright living room, dining room with built in cabinets, kitchen with eating nook, 3 perfect size bedrooms and full 4 piece bathroom. The basement is fully finished with a spacious games/family room and bar, fourth bedroom, and a 3 piece bathroom. SEPARATE SIDE ENTRANCE to the basement for future bsmt suite. The spacious backyard with a fire pit and a fruit tree is fenced and it's a perfect place to enjoy a family BBQ in the spring/summer days. The double detached garage completes this home. Recent upgrades: egress window installed in basement bedroom (2025), new dishwasher (2025). Located within walking distance to schools such as: Wacerley School, Ecole Sainte-Jeanne-d'Arc, and Kenilworth School. Community arena/skating rink and park with a playground and sprak deck are a hop, skip, and a jump away. Don't miss out!

Built in 1963

### Essential Information

MLS® # E4434625

Price \$424,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6408 88 Avenue
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0M2

### **Amenities**

Amenities	Fire Pit, Parking-Extra, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, 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, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 5th, 2025  
Days on Market       7  
Zoning                 Zone 18

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