

## \$790,000 - 10221 88 Street, Edmonton

MLS® #E4432979

**\$790,000**

3 Bedroom, 2.50 Bathroom, 1,779 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

River backing executive home with the river & its trails as your back yard. Located in central Riverdale with a small community vibe & yet is within walking distance to downtown and its offerings. No expenses spared, featuring a total of 3 bdms & 2.5 bths, Acrylic stucco/eifs system, R-26 walls/R-60 roof insulation, In floor heating throughout including the garage, water & drain in the garage, 2 sump pumps, gas line on the lower balcony, & solar panels. Enjoy a beautiful open concept, gourmet kitchen with gas stove, stunning granite island, huge pantry, 2 river facing balconies, gorgeous entertaining spaces with gas fireplaces with the upper having an impressive wet bar. Love the water fall shower, double sinks, and walk-in closet off the large primary bedroom. Then there are the parks, schools, and a golf course just down the street. Commuting is a breeze with close proximity to freeways, bridges & the Henday. There is not much that will compare to the trails and beauty of the river valley. Life is good!

Built in 2010

### Essential Information

MLS® # E4432979

Price \$790,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,779
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10221 88 Street
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1P4

### Amenities

Amenities	Hot Water Natural Gas, Infill Property, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Water Softener, Window Coverings, Wine/Beverage Cooler, See Remarks
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, River View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            April 25th, 2025

Days on Market      6

Zoning                 Zone 13

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