

## \$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 locations—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 thumb—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                   |
| Type           | 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, Dryer, Garage Control, Garage Opener, 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, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 12th, 2025

Days on Market                21

Zoning                            Zone 17

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