

## \$424,900 - 7407 88 Avenue, Edmonton

MLS® #E4449957

**\$424,900**

4 Bedroom, 2.50 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Great potential! Ideal starter home or RENOVATION project! Welcome to this spacious ( 1280 sq ft ) bungalow located in a family friendly Kenilworth community. Set on a large 720 sq meter lot, this home offers plenty of space inside and out. The main level offers a bright & functional layout with a generous living room that flows into the dining area, ideal for everyday living & entertaining. The kitchen has a space for a breakfast table. The primary bedroom features a convenient 2-piece ensuite. 2 additional well sized bedrooms & a 3-piece bathroom complete the main level. Finished basement has a massive rumpus room with wet bar, a bedroom, a kitchenette & a 4-piece bathroom + laundry area. The backyard offers ample parking with a double detached garage + plenty of room to garden or create your own outdoor oasis. Located within walking distance to shopping, schools, parks, and public transit. Just minutes to downtown Edmonton & the U of A, this is a central , convenient location you'll love.

Built in 1965

### Essential Information

MLS® # E4449957

Price \$424,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,280                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7407 88 Avenue |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 0M4        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | ensuite bathroom                                 |
| Appliances        | Dryer, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas                        |
| Fireplaces        | Masonry                                          |
| Stories           | 2                                                |
| Has Basement      | Yes                                              |
| Basement          | Full, Partially Finished                         |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                 |
| Exterior Features | Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Brick, Stucco                                                                 |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Kenilworth School  
Middle                              Ecole Kenilworth School

**Additional Information**

Date Listed                      July 26th, 2025  
Days on Market                17  
Zoning                              Zone 18

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