

Courtesy Of Matthew D Ridyard Of Initia Real Estate

## \$430,000 - 15003 88 Street, Edmonton

MLS® #E4459639

**\$430,000**

4 Bedroom, 3.00 Bathroom, 1,191 sqft  
Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to this 4-bedroom, 3-bathroom home on a spacious corner lot in the family-friendly community of Evansdale. This one-owner property is a true time capsule, full of character and incredible potential for those ready to make it their own. The bright open-concept layout offers a welcoming flow, perfect for family living and entertaining. Upstairs, you'll find three bedrooms, including a primary with a 3-piece ensuite, along with an additional 4-piece bathroom. The lower level expands your living space with a large family room, a rec room complete with a bar, and a generous fourth bedroom—ideal for guests, teens, or a home office. The home's prime location is just steps from schools, parks, and shopping, making it a convenient and family-oriented choice. Whether you're looking for a solid investment or envisioning your forever home, this property is brimming with opportunity. With the right touch, it could truly shine for years to come.

Built in 1972

### Essential Information

MLS® #	E4459639
Price	\$430,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,191
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	15003 88 Street
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5F9

### **Amenities**

Amenities	Air Conditioner, Bar, Barbecue-Built-In, Deck, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal
Exterior Features	Corner Lot, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            September 26th, 2025

Days on Market      39

Zoning                 Zone 02

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