

\$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 5
Zoning Zone 18

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Listing information last updated on July 31st, 2025 at 8:17am MDT