

\$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	4
Zoning	Zone 13

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