

Courtesy Of Byron J Marlin Of MORE Real Estate

## \$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      27

Zoning                 Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 8th, 2025 at 4:48pm MDT