

Courtesy Of Jonathan C Hull Of 2% Realty Pro

## **\$459,900 - 8108 188a Street, Edmonton**

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MLS® #E4428030

### **\$459,900**

4 Bedroom, 3.50 Bathroom, 2,044 sqft  
Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

This well built 2 story in Aldergrove offers potential plus. Location, location location, in a lovely cul-de-sac & sitting on a large south facing lot. Built in 1985 the home offers 2000 sqft + fully finished basement, soaring vaulted ceilings greet you as you enter inside and into the formal living area with a loft above. The main floor also comes with a rear great room with kitchen, breakfast nook & family room. Lastly there is also 2pc bath, laundry, garage & side yard access. Upstairs provides 3 good sized bedrooms, main bathroom & loft. The vintage basement will make for a great recreation & play space with a 4th bedroom & 3pc bath. Ready to add your 21st century design plans, this is the ideal home with room to increase the value for this size of home in this fantastic location.



Built in 1985

### **Essential Information**

MLS® #	E4428030
Price	\$459,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,044
Acres	0.00

Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8108 188a Street
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5A8

### **Amenities**

Amenities	Deck, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	14

## Zoning

## Zone 20

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Listing information last updated on April 11th, 2025 at 8:32pm MDT