

Courtesy Of Aaron W Farrell Of Exp Realty

## \$849,999 - 10218 88 Street, Edmonton

MLS® #E4428564

**\$849,999**

10 Bedroom, 4.00 Bathroom, 2,045 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

FIND YOUR WAY HOME to this incredible side-by-side duplex in the heart of Riverdale, just half a block from the river and within walking distance to downtown! Sitting on a 50' x 150' lot, this property offers a total of 10 bedrooms—5 per side—with fully developed basements. Each side features spacious living and dining areas, three bedrooms on the main floor, and additional living space below. The basement of 10220 includes a large family room, bedroom, and cold storage, while the basement of 10218 boasts a second kitchen and laundry—perfect for added versatility. A divided double garage provides secure storage for each unit. This is an exceptional opportunity for investors or anyone looking to live in one side and rent the other. With rental income already in place and a prime location near parks, trails, and downtown amenities, this property is a must-see!

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428564  |
| Price          | \$849,999 |
| Bedrooms       | 10        |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,045     |



|            |                     |
|------------|---------------------|
| Acres      | 0.00                |
| Year Built | 1974                |
| Type       | Single Family       |
| Sub-Type   | Duplex Side By Side |
| Style      | Bungalow            |
| Status     | Active              |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10218 88 Street |
| Area        | Edmonton        |
| Subdivision | Riverdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1P5         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-2, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Vegetable Garden |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

Days on Market 2

Zoning Zone 13

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Listing information last updated on April 4th, 2025 at 6:32am MDT