

## \$679,900 - 9923 88 Street, Edmonton

MLS® #E4462711

**\$679,900**

5 Bedroom, 3.50 Bathroom, 1,628 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Welcome to The Brickyards in Riverdale! Nestled in one of Edmonton's most sought-after communities, this beautiful 2-storey home blends charm, comfort, and convenience just steps from the river valley. Offering a total of 5 bedrooms and 3.5 bathrooms, perfect for families or anyone seeking space to grow. The main floor features hardwood flooring, a cozy gas fireplace, and a spacious kitchen complete with stainless steel appliances and a gas stove—ideal for those who love to cook and entertain. 3 bedrooms upstairs with the primary including its own 5pc ensuite. The fully finished basement provides additional living space with a bright open rec room, two bedrooms, and a full bath. Enjoy summer evenings on your rear deck overlooking the landscaped yard, front porch, or take a short stroll to Dogpatch, Little Brick Café, and the scenic river valley trails. A double detached garage adds convenience and storage, while being just 5 minutes from downtown keeps you connected to the city's best amenities.

Built in 2002

### Essential Information

MLS® # E4462711

Price \$679,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,628                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9923 88 Street |
| Area        | Edmonton       |
| Subdivision | Riverdale      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5H 4N1        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplaces        | Direct Vent                                                                                  |
| Stories           | 3                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Riverdale School          |
| Middle     | St. Kevin Catholic Junior |
| High       | McNally High School       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 13            |

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Listing information last updated on October 31st, 2025 at 11:02pm MDT