

Courtesy Of Serge Bourgoin Of Exp Realty

## **\$585,000 - 8823 188 Street, Edmonton**

MLS® #E4432183

**\$585,000**

4 Bedroom, 3.50 Bathroom, 1,832 sqft

Single Family on 0.00 Acres

Belmead, Edmonton, AB

Welcome to this spacious & well-loved family home featuring an oversized double heated garage, RV parking pad large enough to accommodate a 30 ft fifth wheel. new shingles in 2018. Enjoy your mornings on the sunny southeast-facing two-tiered deck, with beautiful views of mature spruce and apple trees & the relaxing sound of birdsong. The under-deck storage & raised garden beds are perfect for green thumbs. Inside, you'll find 3 large living areas, 4 bdr., a primary ensuite with a large tiled shower, & main floor laundry for added convenience. Open floor plan offers both space & comfort for the entire family. Upstairs has a bonus room & den. Located in a friendly community with parks & a dog park nearby, this home is just minutes to shopping, the YMCA, & major roads like the Anthony Henday, Whitemud, & Yellowhead. It's also 12 minutes to St. Albert, 16 minutes to downtown, and 25 minutes to YEG Airport. With plenty of storage space and a peaceful, walkable neighbourhood, it's perfect for the family.

Built in 1998

### **Essential Information**

MLS® # E4432183

Price \$585,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,832                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8823 188 Street |
| Area        | Edmonton        |
| Subdivision | Belmead         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5Z8         |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", R.V. Storage |
| Parking Spaces | 4                                                                                                      |
| Parking        | Double Garage Attached, Heated, Over Sized                                                             |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                               |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Brick, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 20          |

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 May 1st, 2025 at 12:32pm MDT