

# \$585,000 - 14712 88 Avenue, Edmonton

MLS® #E4427312

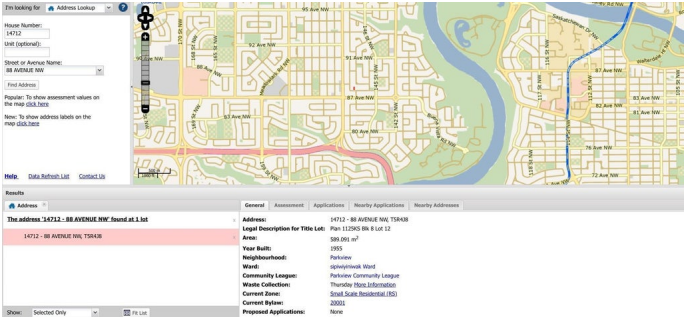
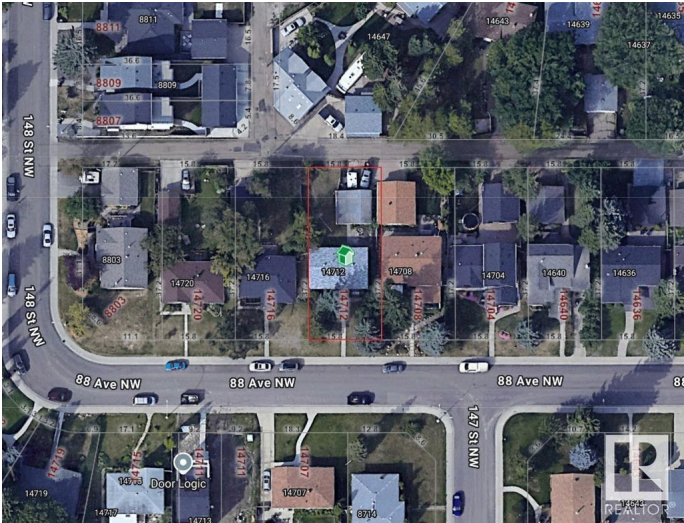
**\$585,000**

2 Bedroom, 2.00 Bathroom, 998 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Prime Parkview Lot – Build Your Dream Home! Located in the highly sought-after community of Parkview, this 50’ x 122’ lot offers an incredible opportunity to build your dream home in one of Edmonton’s most desirable neighborhoods. Surrounded by tree-lined streets and stunning custom homes, this property is ideal for those looking to create a modern masterpiece in a mature community. Parkview is known for its top-rated schools, beautiful parks, and quick access to the river valley, making it perfect for families and professionals alike. Enjoy the convenience of being just minutes from Downtown, the University of Alberta, and vibrant shopping and dining options in Crestwood and Glenora. Opportunities like this are rare – don’t miss your chance to secure a prime lot in one of Edmonton’s best locations! Property sold as-is, where-is.

Built in 1955



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427312  |
| Price          | \$585,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 998       |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1955                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14712 88 Avenue |
| Area        | Edmonton        |
| Subdivision | Parkview        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 4J8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 10          |

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 2nd, 2025 at 4:02am MDT