

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
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Days on Market 3

Zoning Zone 13

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Listing information last updated on April 5th, 2025 at 3:32am MDT