

## \$799,000 - 6759 88 Street, Edmonton

MLS® #E4443165

**\$799,000**

5 Bedroom, 3.50 Bathroom, 2,429 sqft

Single Family on 0.00 Acres

Argyll, Edmonton, AB

Imagine home this close to nature. With the convenience of air conditioning and a modern kitchen, nestled in a mature, family-friendly neighbourhood. A yard made for entertaining and a tight-knit community at your fingertips. Built with energy-efficient ICF construction to the roof, this custom 2-storey across from Argyll Park and Mill Creek Ravine offers 5 bedrooms, 3.5 baths, and incredible living space. Enjoy the formal living room with park views, spacious eat-in kitchen, main floor laundry, and upper bonus room with fireplace and built-ins. The primary suite features a walk-in closet, ensuite with soaker tub, and ravine views. The finished basement includes a rec room, bar, full bath, and 2 bedrooms. West-facing veranda, large rear deck, fenced yard, new hot water tank (2024), and double attached garage. Move-in ready and close to everything.

Built in 2006

### Essential Information

MLS® #	E4443165
Price	\$799,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,429
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6759 88 Street
Area	Edmonton
Subdivision	Argyll
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4Y4

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
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Days on Market 1

Zoning Zone 17

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