



## 10170 88 Street Edmonton AB

\$419,800

RADIANT RIVERDALE! Discover this charming half-duplex bungalow in the sought-after Riverdale neighborhood! With 3 bedrooms upstairs and a 4th bedroom in the fully finished basement, this home offers ample space and convenience. The layout features 3 BATHROOMS, including a 4-piece main bath, a 3-piece bath in the basement, and a half-bath off the primary bedroom. The UPDATED KITCHEN boasts newer STAINLESS STEEL APPLIANCES, including a GAS RANGE, while SOLAR TUBES brighten the dining area and main floor bathroom. CARPET-FREE HOUSE! Enjoy a beautifully landscaped, fully fenced backyard and an OVERSIZED DOUBLE GARAGE that's insulated and HEATED. Access to the Basement through home or SEPARATE SIDE ENTRANCE. Situated on a quiet, mature street just a block from the river and steps from Dogpatch, Bread & Butter Co. & Little Brick Cafe, this home combines serene living with an EASY COMMUTE to downtown. Hot Water Tank & CENTRAL AC 2023, washer/dryer newer.

Listing Presented By:



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