

Courtesy Of Erin Holowach Of ComFree

\$245,000 - 11230 96 Street, Edmonton

MLS® #E4423042

\$245,000

4 Bedroom, 1.00 Bathroom, 762 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this charming 2 BEDROOM, 1-BATH house nestled in the heart of the vibrant Alberta Avenue Community. This cozy home offers a warm & inviting atmosphere with SINGAL DETACHED GARAGE + unfinished basement, providing plenty of potential for customization. Upon entering, you'll be greeted by a spacious living area, creating a comfortable space for relaxation and gatherings. The adjacent kitchen is functional & efficient. The two well-appointed bedrooms provide comfortable sleeping quarters & the shared bathroom is conveniently located nearby. The unfinished basement offers endless possibilities, whether you envision it as a recreation room, a home office, or additional storage space. Outside, the single detached garage ensures your vehicle is sheltered from the elements. Located in the Alberta Avenue Community, you'll enjoy the benefits of a tight-knit neighborhood with easy access to local shops, parks & community amenities. Location, Location! This cozy home has it all. Furniture negotiable.

Built in 1925

Essential Information

| | |
|--------|-----------|
| MLS® # | E4423042 |
| Price | \$245,000 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 762 |
| Acres | 0.00 |
| Year Built | 1925 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11230 96 Street |
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 1S9 |

Amenities

| | |
|-----------|--|
| Amenities | Front Porch, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra |
| Parking | Over Sized, Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, View Downtown |
| Roof | Asphalt Shingles |

Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed February 27th, 2025
Days on Market 36
Zoning Zone 05

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 April 4th, 2025 at 8:32pm MDT