

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 38
Zoning Zone 05

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Listing information last updated on April 6th, 2025 at 6:17pm MDT