

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 40
Zoning Zone 05

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Listing information last updated on April 8th, 2025 at 8:02am MDT