# \$299,900 - 11325 96 Street, Edmonton

MLS® #E4437091

### \$299,900

3 Bedroom, 1.50 Bathroom, 1,376 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Step into timeless charm with this beautifully renovated blue home offering over 1,300 sq ft of inviting living space. Built more than a century ago, it perfectly blends historic character with modern updates. Featuring 3 comfortable bedrooms, a spacious open-concept living room, stunning hardwood floors, new plumbing and electrical, and a bright, airy sunroom, this home is designed for both relaxation and entertaining. Located in a quiet, well-established neighbourhood surrounded by mature trees, with easy access to transit, schools, and shopping. A rare blend of charm, space, and convenience!



#### **Essential Information**

MLS® # E4437091 Price \$299,900

Bedrooms 3

Bathrooms 1.50

Full Baths 1

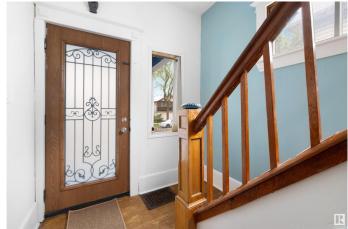
Half Baths 1

Square Footage 1,376 Acres 0.00 Year Built 1910

Type Single Family

Sub-Type Detached Single Family







Style 2 Storey
Status Active

# **Community Information**

Address 11325 96 Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 1T2

#### **Amenities**

Amenities Dog Run-Fenced In, Front Porch, Patio

Parking Single Garage Detached

## Interior

Appliances Dishwasher-Built-In, Dryer, 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 Fenced, Low Maintenance Landscape, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 16th, 2025

Days on Market 50

Zoning Zone 05

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Listing information last updated on July 5th, 2025 at 4:17am MDT