

# \$269,900 - 11936 94 Street, Edmonton

MLS® #E4453419

**\$269,900**

3 Bedroom, 2.00 Bathroom, 913 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Looking for a lot to redevelop? This very large corner lot is the perfect spot to build your dreams. Lot dimensions are 35 ft wide and 125 feet long. The house needs extensive renovations if you choose to move in. A double car garage is also available just off the back alley. House is being sold "AS IS, WHERE IS, on possession date".

Built in 1930

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453419               |
| Price          | \$269,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 913                    |
| Acres          | 0.00                   |
| Year Built     | 1930                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

|         |                 |
|---------|-----------------|
| Address | 11936 94 Street |
| Area    | Edmonton        |



|             |                |
|-------------|----------------|
| Subdivision | Alberta Avenue |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5G 1J5        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Stucco                     |
| Exterior Features | Back Lane, Corner Lot, Flat Site |
| Lot Description   | 35 X 125                         |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Stucco                     |
| Foundation        | Block                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |
| 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 August 17th, 2025 at 8:32pm MDT