

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 100-year-old solid historical home. This sweet home offers a warm & inviting atmosphere, upon entering you are greeted by a spacious living area, newly done wood floors creating a comfortable space for relaxation and family. The adjacent upgraded kitchen is functional & efficient. The two newly painted bedrooms and new lighting provide comfortable and cozy sleeping quarters. The upgraded bathroom has a large walk-in shower for your enjoyment. The basement partially finished with 2 extra bedrooms roughed in ready for use and room to add extra storage or recreational room. Don't forget the extra large garage with extra parking. This character home is located in the rich and vibrant Alberta Avenue Community nearby schools, NAIT, library, hospitals, malls, local shops, restaurants and public transportation including the nearby LRT. Enjoy this family home for generations to come!

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 43

Zoning Zone 05

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Listing information last updated on April 11th, 2025 at 2:32pm MDT