

## \$339,900 - 11308 91 Street, Edmonton

MLS® #E4435408

**\$339,900**

6 Bedroom, 2.00 Bathroom, 1,161 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Renovated 1.5 storey character home on a beautifully tree lined street close to downtown, University/Colleges, entertainment, including the ice district etc. Great opportunity for an extended family, students or as an investment property. Newer roof both house and garage, newer HWT, newer vinyl plank flooring, freshly painted, newer kitchen cabinets, sink, faucets, and butcher block counters. Enjoy the summer in the spacious backyard with a nice bbq area for entertaining family and friends. The oversize garage adds lots of extra storage and room for 2 vehicles. Also, a good sized driveway for two additional vehicles. A must see before it is gone!

Built in 1944

### Essential Information

MLS® #	E4435408
Price	\$339,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,161
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family



Style	1 and Half Storey
Status	Active

### Community Information

Address	11308 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4A3

### Amenities

Amenities	Off Street Parking, Hot Water Natural Gas
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplaces	Brick Facing, Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Zoning	Zone 05

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