

## \$275,000 - 11312 91 Street, Edmonton

MLS® #E4450447

**\$275,000**

4 Bedroom, 1.50 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This exceptional find presents a thoughtfully renovated two-storey home situated in a rapidly revitalizing area. The property retains its original character with 3+1 bedrooms, showcasing beautifully re-finished hardwood floors and elegant wood trim. The kitchen and main bathroom have undergone complete renovations, featuring updated appliances for modern convenience. Significant upgrades include new water and sewer lines (with a backflow valve), a new hot water tank, improved insulation, and refreshed exterior doors and windows. The upgraded 100 amp electrical service complements the fresh paint throughout the home. The west-facing yard includes a shed-like "garage," while the basement holds promising potential with plumbing pre-installed for a second bathroom. This home offers a blend of timeless charm and contemporary updates, making it a standout opportunity.

Built in 1944

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450447  |
| Price      | \$275,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,092                  |
| Acres          | 0.00                   |
| Year Built     | 1944                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11312 91 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4A3         |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Insulation-Upgraded, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Detached                              |

### Interior

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                      |
| Stories      | 3                                                                              |
| Has Basement | Yes                                                                            |
| Basement     | Full, Partially Finished                                                       |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                       |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stucco                                                                                       |
| Foundation        | Block                                                                                              |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Norwood, St.Alphonsus    |
| Middle     | Spruce Ave, St.Catherine |
| High       | Victoria,St. Joseph      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 05         |

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Listing information last updated on August 16th, 2025 at 5:02pm MDT