

## \$189,900 - 11711 96 Street, Edmonton

MLS® #E4451569

**\$189,900**

2 Bedroom, 1.50 Bathroom, 888 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

The open concept living area is bright and spacious, featuring large windows that fill the room with natural light. It seamlessly connects to a modern kitchen equipped with stainless steel appliances and sleek countertops, as well as an adjacent dining space perfect for family meals or gatherings. The finished basement provides generous storage, a convenient laundry area, and a stylish half bath. Step outside to the backyard to the deck and large yard creating the ideal setting for outdoor entertaining. Ample parking is available next to the detached garage, ensuring both convenience and accessibility. Close to downtown and NAIT, this Alberta Avenue location has lots of redevelopment opportunities and this home with 33X120 lot on a tree lined street would be a great holding property!

Built in 1926

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451569  |
| Price          | \$189,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 888       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1926                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11711 96 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1V1         |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Off Street Parking, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 3                                                        |
| Parking        | Single Garage Detached                                   |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                             |
| Stories      | 1                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | Full, Partially Finished                                              |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood                               |
| Exterior Features | Back Lane, Fenced, Shopping Nearby |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood                               |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 05          |

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