

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 2 BEDROOM, 1-BATH house nestled in the heart of the vibrant Alberta Avenue Community. This cozy home offers a warm & inviting atmosphere with SINGAL DETACHED GARAGE + unfinished basement, providing plenty of potential for customization. Upon entering, you'll be greeted by a spacious living area, creating a comfortable space for relaxation and gatherings. The adjacent kitchen is functional & efficient. The two well-appointed bedrooms provide comfortable sleeping quarters & the shared bathroom is conveniently located nearby. The unfinished basement offers endless possibilities, whether you envision it as a recreation room, a home office, or additional storage space. Outside, the single detached garage ensures your vehicle is sheltered from the elements. Located in the Alberta Avenue Community, you'll enjoy the benefits of a tight-knit neighborhood with easy access to local shops, parks & community amenities. Location, Location! This cozy home has it all. Furniture negotiable.

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 37  
Zoning Zone 05

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Listing information last updated on April 4th, 2025 at 11:47pm MDT