

## \$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 | 65                  |
| Zoning         | Zone 05             |

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Listing information last updated on May 3rd, 2025 at 12:32pm MDT