

## \$158,000 - 11916 95a Street, Edmonton

MLS® #E4430836

**\$158,000**

2 Bedroom, 1.00 Bathroom, 853 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

A crooked shell with sagging grace, The house still stands, but knows its place. A dirt-floor basement, walls that moan, A structure that's best left alone. On a quiet street with little sound, It's where true value can be found. The house may groan, but don't despair That garage alone is worth the care. Step outside and you will see, A garage that stands in victory. Two cars wide, both warm and bright, Insulated, sealed up tight. Heated walls for winter's chill, A perfect shop or hobby thrill. On a quiet street where silence stays, This rare garage steals all the praise. Set in Alberta Ave's strong heart, Where local shops and murals start. A thriving scene, both proud and true, With artists, cafes, something new.

Built in 1912

### Essential Information

MLS® #	E4430836
Price	\$158,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	853
Acres	0.00
Year Built	1912



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11916 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1R5

### **Amenities**

Amenities	Crawl Space, Front Porch
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated

### **Interior**

Appliances	Garage Opener, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	18
Zoning	Zone 05

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