

## \$245,000 - 11426 94 Street, Edmonton

MLS® #E4433294

**\$245,000**

4 Bedroom, 2.50 Bathroom, 1,879 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Back in the day these majestic homes were master pieces of the builders! Finding a 1920 home in this condition is almost a miracle. This home is found on a tree lined street in the Alberta Avenue community. It has served the currents very well and is now time to pass off to a new family. The 2.5 story home has a big beautiful front porch and homes entrance is huge. The home had been divided into 5 suites, taking care not to damage doors etc. so the home could be returned to its original configuration. They retained the beautiful Hardwood floors and have always kept the home very well maintained. The furnace is a 10 yr old HE model, HWT is newer, the roof replaced 10 yrs ago, electrical upgraded in 1995 and the home was painted 10 yrs ago. The basement has a separate entrance and is fully finished. Overall an excellent of a historic home!

Built in 1920

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433294  |
| Price      | \$245,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,879                  |
| Acres          | 0.00                   |
| Year Built     | 1920                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11426 94 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1H4         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Front Porch |
| Parking   | No Garage, Rear Drive Access                            |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 4                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Flat Site, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |

Zoning

Zone 05



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