

\$400,000 - 11701 91 Street, Edmonton

MLS® #E4435256

\$400,000

4 Bedroom, 2.00 Bathroom, 993 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Bright, welcoming & fully renovated, this 4-bedroom 2-bath bungalow in Alberta Avenue blends classic charm with modern functionality. Situated on a 33x120 ft corner lot, this home offers privacy and curb appeal. The main floor features hardwood, vinyl plank flooring, open beam ceilings and a sun-filled living room that flows into the dining area & updated kitchen with stone-look laminate counters, green subway tile backsplash and modern white cabinetry. The spacious primary bedroom, 2nd bed and new full bath. The lower level provides extended space for family with 2 bedrooms, a full kitchen, a bath and a 2nd living area—ideal for flexible living. Major updates include triple-pane windows (2017), new sewer line (2025), HWT (2024), upgraded lighting and doors. Outdoors enjoy a landscaped yard with xeriscaping, raised garden beds and fruit bushes. The spacious front deck patio is perfect for relaxing in the SW sun. A single attached garage and fenced backyard complete this walkable community gem.

Built in 1965

Essential Information

MLS® # E4435256

Price \$400,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11701 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4B2

Amenities

Amenities	Detectors Smoke, Front Porch, Open Beam, Vaulted Ceiling
Parking Spaces	1
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Delton School
Middle	Spruce Avenue School
High	Victoria School

Additional Information

Date Listed	May 8th, 2025
Days on Market	2
Zoning	Zone 05

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