

## \$339,900 - 11843 96 Street, Edmonton

MLS® #E4452909

**\$339,900**

3 Bedroom, 3.50 Bathroom, 1,821 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this stunning 2.5 storey 1912-built character home in Alberta Avenue downtown Edmonton. Over the years, this property has seen numerous updates, with the most recent including new shingles, paint, carpet, furnace, hot water tank, AC, & kitchen appliances. A charming full-width veranda welcomes you at the front. Inside, the main floor boasts a spacious kitchen with brand new SS appliances & bright white cabinetry, a large formal dining room, living room, den, & half bath. The 2nd storey offers 3 generously sized bedrooms, a 4-piece main bath, & a primary suite complete with its own 4-piece ensuite. The upper loft is filled with natural light from large windows & opens to a small east-facing deck. The basement is in the midst of receiving new flooring & will soon feature a large rec room, 4-piece bath, 2nd flex space, & laundry area. This spring, new sod was laid in both the front & back yards. A single detached garage/shed & additional rear parking pad complete the package.

Built in 1912

### Essential Information

MLS® # E4452909

Price \$339,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,821                  |
| Acres          | 0.00                   |
| Year Built     | 1912                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11843 96 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1V4         |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Air Conditioner, Deck, Vinyl Windows |
| Parking Spaces | 3                                    |
| Parking        | Single Garage Detached, See Remarks  |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 4                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

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

**Additional Information**

Date Listed            August 14th, 2025  
Days on Market      2  
Zoning                Zone 05

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