

\$220,000 - 11315 97 Street, Edmonton

MLS® #E4461761

\$220,000

2 Bedroom, 1.50 Bathroom, 912 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to Alberta Avenue! Ideally located just 7-10 minutes from Downtown, this prime location offers quick access to major institutions including NorQuest College, NAIT, MacEwan University, the University of Alberta, Concordia University and a quick 3-minute drive to Royal Alexandra Hospital -making it a fantastic investment opportunity for students, professionals, or savvy investors. Families will appreciate the proximity to a variety of schools, including Francophone, Public, and Catholic elementary options, all just 2â€“8 minutes away. Shopping is a breeze with Kingsway Mall, North Town Centre, and Londonderry Mall all within a 7â€“12 minute drive. Enjoy excellent transit connections, including easy access to buses and LRT stations. Nature lovers will love being just minutes from the River Valley, Borden Park, and Rundle Park- perfect for weekend outings and outdoor activities. Donâ€™t miss your chance to be part of this vibrant community!

Built in 1927

Essential Information

MLS® #	E4461761
Price	\$220,000
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	912
Acres	0.00
Year Built	1927
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11315 97 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X3

Amenities

Amenities	On Street Parking, Deck
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 10th, 2025
Days on Market 4
Zoning Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on October 14th, 2025 at 12:02am MDT