

Courtesy Of Wendy M Lam Of RE/MAX Elite

## \$239,900 - 11606 95 Street, Edmonton

MLS® #E4424724

**\$239,900**

4 Bedroom, 2.00 Bathroom, 697 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Great Opportunity to own this low affordable, lovely Bungalow PLUS fully finished basement house! Perfect for live in or convert it as an income property! Main floor features open concept living room with bright window & hardwood floorings throughout. Kitchen offers maple-color cabinetries & cupboards adjacent to eating area. 2 bedrooms with hardwood floorings & a 4-piece bathroom. Back door entrance to a fully finished basement comes with 3rd & 4th bedroom, a 3 piece bathroom, laundry area, rec & utility room. Back door to deck, yard & a single detached garage. Carpet free home. Upgrades: shingle, front fence (yr 2020). Electrical 100 amp, basement laminate floorings, stove, washer, dryer (yr 2018), refrigerator (yr 2022). Easy access to public transportation/schools/NAIT/park/Downtown/s hopping center & all amenities. Quick possession available. Perfect to live in or convert it to an income property. Come & check this out and make this house yours!

Built in 1946

### Essential Information

MLS® #	E4424724
Price	\$239,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	697
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11606 95 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1L8

### **Amenities**

Amenities	Deck
Parking Spaces	1
Parking	Single Garage Detached

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed March 7th, 2025

Days on Market 7

Zoning Zone 05

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Listing information last updated on March 14th, 2025 at 6:47am MDT