

\$200,000 - 11830 96 Street, Edmonton

MLS® #E4433603

\$200,000

2 Bedroom, 1.00 Bathroom, 909 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Looking for an affordable house without shared walls or condo fees? Visit the REALTOR®'s website for more details. Welcome to Alberta Avenue, a central Edmonton community with great access to downtown & transit near the Royal Alexandra Hospital. This bright bungalow has had improvements over time so you can put your mind at ease on upcoming maintenance. There's even Central A/C & a garage! This property has a west-facing backyard for catching afternoon sun on the back deck with your four legged-friend. Upstairs there is two bedrooms, a full bathroom, & a kitchen with ample cabinet space. Many of the windows in this property have been upgraded to vinyl but a lot of the character has been preserved in this house like the rounded doorways. This location makes it easy to fast-track throughout Edmonton on Yellowhead Trail but this area has many amenities so you may not even need to leave the neighbourhood. If you're looking for a move-in-ready without shared walls or condo fees, this home might be your home.

Built in 1945

Essential Information

MLS® # E4433603

Price \$200,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	909
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11830 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1V3

Amenities

Amenities	Air Conditioner, Deck, Front Porch
Parking Spaces	1
Parking	Single Garage Detached

Interior

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Delton School
Middle	Spruce Avenue School
High	Victoria School

Additional Information

Date Listed	May 1st, 2025
Days on Market	3
Zoning	Zone 05

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