

## \$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	2
Zoning	Zone 05

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Listing information last updated on May 3rd, 2025 at 4:47pm MDT