

\$294,000 - 11836 95 Street, Edmonton

MLS® #E4421710

\$294,000

3 Bedroom, 2.00 Bathroom, 649 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Discover this move-in-ready bungalow packed with value! Featuring a fully legal one-bedroom basement suite with its own private entrance, this home is a dream for rental income or multi-generational living. Upstairs, enjoy a cozy main floor with 2 bedrooms and 1 full bath, perfect for small families or downsizers. Both the main unit and basement suite shine with newer appliances, blending convenience with style. Step outside to an oversized, heated garage—a rare gem with brand-new roofing and massive 10-foot doors. Built to house a lift, it's™s ideal for car enthusiasts, a workshop, or extra storage. Inside, the home boasts all-new windows for top-notch energy efficiency, plus major upgrades like a 2019 furnace, updated sewer line, back water valve, sump pump, eaves troughs, soffits, and a reliable 8-year-old hot water tank. This low-maintenance investment property is your ticket to hassle-free living or steady cash flow. Don't™t miss this charming bungalow with great rental potential.

Built in 1940

Essential Information

MLS® #	E4421710
Price	\$294,000
Bedrooms	3



Bathrooms 2.00
 Full Baths 2
 Square Footage 649
 Acres 0.00
 Year Built 1940
 Type Single Family
 Sub-Type Detached Single Family
 Style Bungalow
 Status Active

Community Information

Address 11836 95 Street
 Area Edmonton
 Subdivision Alberta Avenue
 City Edmonton
 County ALBERTA
 Province AB
 Postal Code T5G 1M2

Amenities

Amenities On Street Parking, Detectors
 Hot Water Natural Gas
 Parking Double Garage Detached, Heated, Over Sized

Interior

Appliances Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,
 Dishwasher-Two
 Heating Forced Air-1, Natural Gas
 Stories 2
 Has Basement Yes
 Basement Full, Finished

Exterior

Exterior Wood, Stucco
 Exterior Features Back Lane, Fenced, Level Land, Public Transportation, Schools, See
 Remarks
 Roof Asphalt Shingles
 Construction Wood, Stucco
 Foundation Concrete Perimeter



School Information

Elementary Delton School
Middle Spruce Avenue
High Victoria School

Additional Information

Date Listed February 14th, 2025
Days on Market 29
Zoning Zone 05



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