

## \$154,900 - 11721 94 St, Edmonton

MLS® #E4444175

**\$154,900**

3 Bedroom, 3.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Property is Sold as is Where is for Lot Value. INFILL Opportunity Knocks on Albertâ€™s Avenue! This 3-bedroom, 3-full-bath home is packed with Potential and needs Renovations. Whether youâ€™re a savvy investor or a homeowner ready to build sweat equity, this property offers a fantastic layout. Featuring a spacious floorplan, generously sized rooms, and three full bathrooms. Located in a desirable neighborhood close to transit, parks, schools, and downtown, this is your chance to transform a diamond in the rough into your dream home or a valuable investment. Bring your imagination and tools! Property can be restored to habitable condition.

Built in 1911

### Essential Information

MLS® #	E4444175
Price	\$154,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,636
Acres	0.00
Year Built	1911
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

### Community Information

Address	11721 94 St
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1J1

### Amenities

Amenities	See Remarks
Parking	No Garage

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### Additional Information

Date Listed	June 25th, 2025
Days on Market	31
Zoning	Zone 05

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