

\$189,900 - 11711 96 Street, Edmonton

MLS® #E4451569

\$189,900

2 Bedroom, 1.50 Bathroom, 888 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

The open concept living area is bright and spacious, featuring large windows that fill the room with natural light. It seamlessly connects to a modern kitchen equipped with stainless steel appliances and sleek countertops, as well as an adjacent dining space perfect for family meals or gatherings. The finished basement provides generous storage, a convenient laundry area, and a stylish half bath. Step outside to the backyard to the deck and large yard creating the ideal setting for outdoor entertaining. Ample parking is available next to the detached garage, ensuring both convenience and accessibility. Close to downtown and NAIT, this Alberta Avenue location has lots of redevelopment opportunities and this home with 33X120 lot on a tree lined street would be a great holding property!

Built in 1926

Essential Information

MLS® #	E4451569
Price	\$189,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	888



Acres	0.00
Year Built	1926
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11711 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1V1

Amenities

Amenities	Off Street Parking, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	10
Zoning	Zone 05

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