# \$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 garageâ€"a rare gem with brand-new roofing and massive 10-foot doors. Built to house a lift, it'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 miss this charming bungalow with great rental potential.



#### **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

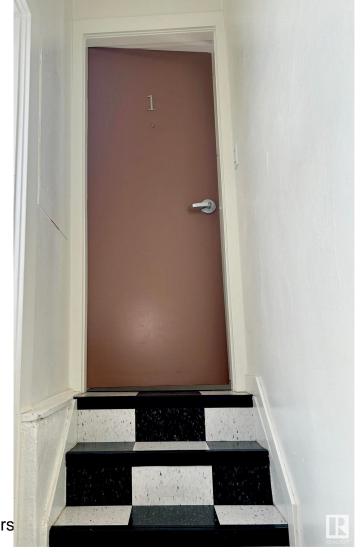
Exterior Features Back Lane, Fenced, Level Land, Public Transportation, Schools, See

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 28

Zoning Zone 05



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