

## \$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 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 28  
Zoning Zone 05



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