

# \$299,900 - 11325 96 Street, Edmonton

MLS® #E4437091

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,376 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Step into timeless charm with this beautifully renovated blue home offering over 1,300 sq ft of inviting living space. Built more than a century ago, it perfectly blends historic character with modern updates. Featuring 3 comfortable bedrooms, a spacious open-concept living room, stunning hardwood floors, new plumbing and electrical, and a bright, airy sunroom, this home is designed for both relaxation and entertaining. Located in a quiet, well-established neighbourhood surrounded by mature trees, with easy access to transit, schools, and shopping. A rare blend of charm, space, and convenience!



Built in 1910

## Essential Information

MLS® #	E4437091
Price	\$299,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	1910
Type	Single Family
Sub-Type	Detached Single Family

Style	2 Storey
Status	Active

### Community Information

Address	11325 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1T2

### Amenities

Amenities	Dog Run-Fenced In, Front Porch, Patio
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Brick, Concrete Perimeter, See Remarks

### Additional Information

Date Listed	May 16th, 2025
Days on Market	65
Zoning	Zone 05

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Listing information last updated on July 20th, 2025 at 10:47am MDT