

# \$339,900 - 11325 96 Street, Edmonton

MLS® #E4437091

**\$339,900**

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          | \$339,900              |
| 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        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 05        |

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Listing information last updated on June 16th, 2025 at 7:47pm MDT