

## \$189,900 - 11541 97 Street, Edmonton

MLS® #E4447677

**\$189,900**

3 Bedroom, 2.00 Bathroom, 928 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Opportunity knocks with this charming 1910 1½-storey home on a generous, private lot featuring two independent rental suites! Located minutes from NAIT, Grant MacEwan, and a wealth of amenities, it's the perfect blend of vintage character and modern comfort. The spacious main level boasts 2 bedrooms, 1 bath, and its own entrance and climate control. The upper bachelor suite offers a full kitchen, 3-piece bath with original claw-foot tub, and separate access ideal for tenant privacy. This property has consistently generated approx. \$35K annually over the past three years, making it a fantastic investment. Mature landscaping provides a warm, cottage-like feel and peaceful outdoor space. A rare opportunity for homeowners or savvy investors alike!

Built in 1903

### Essential Information

MLS® #	E4447677
Price	\$189,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.00
Year Built	1903



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	11541 97 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 5G1

### Amenities

Amenities	Off Street Parking, On Street Parking, Crawl Space, Patio, R.V. Storage, See Remarks
Parking	2 Outdoor Stalls, RV Parking, Stall, See Remarks

### Interior

Appliances	Hood Fan, Oven-Microwave, Stove-Countertop Electric, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

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

### Additional Information

Date Listed	July 14th, 2025
Days on Market	2
Zoning	Zone 05

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