

\$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™ 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 27
Zoning Zone 05



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