\$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 garageâ€"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.



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

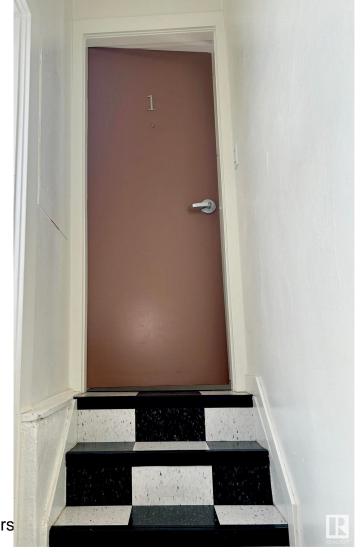
Exterior Features Back Lane, Fenced, Level Land, Public Transportation, Schools, See

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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