

\$200,000 - 11830 96 Street, Edmonton

MLS® #E4433603

\$200,000

2 Bedroom, 1.00 Bathroom, 909 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

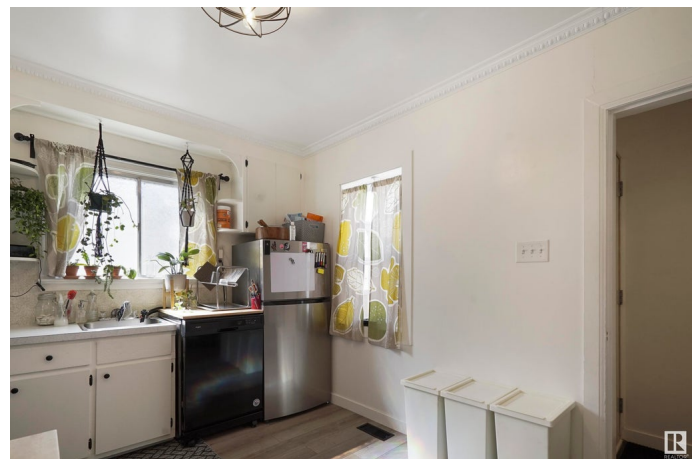
Looking for an affordable house without shared walls or condo fees? Visit the REALTOR®'s website for more details. Welcome to Alberta Avenue, a central Edmonton community with great access to downtown & transit near the Royal Alexandra Hospital. This bright bungalow has had improvements over time so you can put your mind at ease on upcoming maintenance. There's even Central A/C & a garage! This property has a west-facing backyard for catching afternoon sun on the back deck with your four legged-friend. Upstairs there is two bedrooms, a full bathroom, & a kitchen with ample cabinet space. Many of the windows in this property have been upgraded to vinyl but a lot of the character has been preserved in this house like the rounded doorways. This location makes it easy to fast-track throughout Edmonton on Yellowhead Trail but this area has many amenities so you may not even need to leave the neighbourhood. If you're looking for a move-in-ready without shared walls or condo fees, this home might be your home.

Built in 1945

Essential Information

MLS® # E4433603

Price \$200,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 909 |
| Acres | 0.00 |
| Year Built | 1945 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11830 96 Street |
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 1V3 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------|
| Elementary | Delton School |
| Middle | Spruce Avenue School |
| High | Victoria School |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 2 |
| Zoning | Zone 05 |

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Listing information last updated on May 3rd, 2025 at 9:47am MDT