

## \$189,000 - 11927 95a Street, Edmonton

MLS® #E4433269

**\$189,000**

2 Bedroom, 1.00 Bathroom, 679 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

**\*\*\*Investor Alert\*\*\*** Unlock a prime investment opportunity with this 2-bedroom bungalow situated on a 33' x 125' lot in a strategic location. Previously rented for \$1350/month + utilities, this property offers a proven revenue stream. The generous lot size presents significant land bank potential for future development in a revitalizing area. The home features 2 bedrooms, bright living spaces, a full-height basement for storage, and a desirable large deck with a fully fenced yard â€” features attractive to tenants. Added value includes a drywalled, single-car garage. Strategically located minutes from NAIT and downtown, and within the vibrant Alberta Avenue district, this property benefits from high tenant demand due to proximity to education, employment, transit, local shops, and community amenities. Secure steady rental income now while holding a valuable land asset for future appreciation or redevelopment. A smart addition to any investment portfolio.

Built in 1942

### Essential Information

MLS® # E4433269

Price \$189,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 679                    |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11927 95a Street |
| Area        | Edmonton         |
| Subdivision | Alberta Avenue   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 1R4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished                            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl                            |
| Exterior Features | Airport Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Stucco, Vinyl                            |
| Foundation        | Concrete Perimeter                             |

### Additional Information

Date Listed April 28th, 2025

Days on Market 8

Zoning Zone 05

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Listing information last updated on May 6th, 2025 at 2:47pm MDT