

## \$319,900 - 11211 95a Street, Edmonton

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MLS® #E4436628

**\$319,900**

2 Bedroom, 2.00 Bathroom, 1,146 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

WELCOME to this 1145 sqft beautiful 2-storey CHARACTER home in Alberta Avenue mere STEPS from NORWOOD SCHOOL & park! Your main floor features a spacious living/dining area with a stunning double-sided stone gas fireplace, the perfect place to cozy up with a book or entertain guests. Your updated kitchen offers stainless steel appliances & plenty of space to prepare dinners. Your patio door leads to an oversized deck & good sized backyard to enjoy those Edmonton summer evenings! Upstairs you'll find two generous bedrooms & a renovated 4pc bath with gorgeous clawfoot tub & separate shower. The basement includes a 3pc bath, laundry & large storage. Exterior upgrades include Hardie Board siding, newer windows (about half), a welcoming front verandah, & newer roof (2020). Park in the single garage with plenty of other parking space too. Ideally located in a vibrant, central community with AMAZING NEIGHBOURS & fun community events (movie nights) easy access to downtown, public transit, & shopping! WELCOME HOME!



Built in 1910

### Essential Information

MLS® # E4436628

Price \$319,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,146
Acres	0.00
Year Built	1910
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11211 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1N9

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Concrete, Hardie Board Siding
Exterior Features	Fenced, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Concrete, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	5
Zoning	Zone 05

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Listing information last updated on May 20th, 2025 at 4:47pm MDT