

\$379,500 - 11331 95a Street, Edmonton

MLS® #E4441818

\$379,500

3 Bedroom, 1.00 Bathroom, 1,202 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Here's your chance to own a lovely character home in one the trendiest neighbourhoods in the city - all within walking distance of culinary delights, festivals, schools, parks, playgrounds, shopping, entertainment and recreation. Nestled in the heart of locally desired Sinclair Street, this charming red-brick two-story house built in the iconic four square style boasts many modern upgrades for efficiency and comfort. Solar panels, a high efficiency furnace, on demand hot water, and nicely updated appliances will help keep utilities lowered and comforts raised. On the main floor you'll find a tastefully updated kitchen, dining room and living room with hardwood floors - all naturally designed both for entertaining guests, or kicking back and relaxing at the end of a long day. The second floor provides a large four piece bathroom, three spacious bedrooms - two of which have surprising walk-in closets. The beautiful apple tree in the back yard guides you to a detached/insulated garage built in 2008.

Built in 1910

Essential Information

| | |
|----------|-----------|
| MLS® # | E4441818 |
| Price | \$379,500 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,202 |
| Acres | 0.00 |
| Year Built | 1910 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 11331 95a Street |
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 1P2 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Front Porch, Hot Water Tankless, Solar Equipment |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick |

Foundation Concrete Perimeter, See Remarks

Additional Information

Date Listed June 11th, 2025
Days on Market 11
Zoning Zone 05

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