

## \$247,500 - 11619 96 Street, Edmonton

MLS® #E4464314

### \$247,500

2 Bedroom, 1.00 Bathroom, 775 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Very clean 1929 built 2 bedroom character home centrally located in the Alberta Ave neighborhood. The home features oak hardwood floors, lots of large windows for endless natural light throughout the home, decorative decor throughout, vaulted ceiling large living room with fireplace, dining room, and a large full bathroom. The kitchen was renovated with quartz countertops, butcher block, gas stove, refrigerator, and microwave. The full basement is unfinished and great for storage. The garage is a single detached with and attached carport. The home is on a very nice quiet street just a short distance to Nait and Kingsway Garden Mall and shops an Cafes.

Built in 1929

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4464314      |
| Price          | \$247,500     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 775           |
| Acres          | 0.00          |
| Year Built     | 1929          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11619 96 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1T8         |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | See Remarks                            |
| Parking   | Single Carport, Single Garage Detached |

### Interior

|              |                                                          |
|--------------|----------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                |
| Stories      | 2                                                        |
| Has Basement | Yes                                                      |
| Basement     | Full, Unfinished                                         |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                          |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stucco                                                                          |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 05            |

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