

# \$289,500 - 11525 96 Street, Edmonton

MLS® #E4440908

## \$289,500

4 Bedroom, 2.50 Bathroom, 886 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Bungalow with lower finished basement, best Street in Alberta Avenue, one way Elm covered St with a new bike lane all the way to downtown, 3 bedrooms upstairs, with a finished basement, some renos are just being completed, Garage is basically a tear down and has no value....but could be used for storage.

Built in 1924

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440908               |
| Price          | \$289,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 886                    |
| Acres          | 0.00                   |
| Year Built     | 1924                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 11525 96 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6C 3Y4         |

### **Amenities**

|           |                   |
|-----------|-------------------|
| Amenities | On Street Parking |
| Parking   | See Remarks       |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Vinyl                    |
| Exterior Features | Back Lane, Fenced, See Remarks |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Vinyl                    |
| Foundation        | Concrete Perimeter             |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 05        |

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Listing information last updated on June 16th, 2025 at 5:17pm MDT