

## \$349,900 - 11233 95 Street, Edmonton

MLS® #E4457039

**\$349,900**

6 Bedroom, 1.50 Bathroom, 1,707 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcoming its next family or investor with the promise of a blank canvas, this well-maintained property offers two exciting paths forward: a full cosmetic revival to restore its character and charm, or a prime redevelopment opportunity for those seeking to create something entirely new. Situated on a massive 49.5' x 115' lot, the spacious layout includes 6 bedrooms, hardwood floors, decorative ceilings, archways, a formal living room, dining room with teak built-in, main-floor bedroom and den, plus three bedrooms upstairs. Updates include roof (2019), hot water tank (2024), mudjacking (2023) and more! Second kitchen, bedroom and a partly-finished full bathroom in the basement opens the possibility for developing a secondary suite. Mature trees frame the large lot with garden space to spare. With size, character, and solid fundamentals, this home is ready for someone with vision to bring it back to life!

Built in 1946

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457039  |
| Price     | \$349,900 |
| Bedrooms  | 6         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,707                  |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11233 95 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1K8         |

### Amenities

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

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Dryer, Storage Shed, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                          |
| Stories      | 2                                                                                                                  |
| Has Basement | Yes                                                                                                                |
| Basement     | Full, Finished                                                                                                     |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                              |
| Exterior Features | Back Lane, Flat Site, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stucco                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                        |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Norwood School       |
| Middle     | Spruce Avenue School |
| High       | Victoria School      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 05              |

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Listing information last updated on September 25th, 2025 at 6:17am MDT