

## \$335,000 - 11719 96 Street, Edmonton

MLS® #E4457508

**\$335,000**

4 Bedroom, 2.00 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Discover the enduring charm of this 1940s home, nestled in one of Edmonton's historic tree-lined neighborhoods. Full of vintage character, the home showcases original details like classic casings, solid wood doors, and art-deco inspired kitchen cabinetry. The bright south-facing dining room opens to a sun-filled living room, while the fully finished basement offers a 2-bedroom self-contained in-law suite with a private entrance. A bonus attic living space adds flexibility for a private retreat, office, or creative studio. Providing assurance with upgrades, including plumbing, electrical, HWT and furnace for comfort and efficiency. A great opportunity to own a true heritage gem in a walkable central location.

Built in 1945

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457508  |
| Price          | \$335,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,036     |
| Acres          | 0.00      |
| Year Built     | 1945      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 1 and Half Storey      |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11719 96 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1V1         |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Guest Suite, No Smoking Home, Walkout Basement, Wood Windows |
| Parking   | Single Garage Detached                                                                                     |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                 |
| Fireplace    | Yes                                                                                       |
| Fireplaces   | Insert                                                                                    |
| Stories      | 3                                                                                         |
| Has Suite    | Yes                                                                                       |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Stucco                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Shopping Nearby |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Stucco                                  |
| Foundation        | Concrete Perimeter                            |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 11th, 2025 |
|-------------|----------------------|

Days on Market 9

Zoning Zone 05

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