

## \$235,000 - 11128 95a Street, Edmonton

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MLS® #E4457973

### \$235,000

2 Bedroom, 2.00 Bathroom, 899 sqft

Single Family on 0.00 Acres

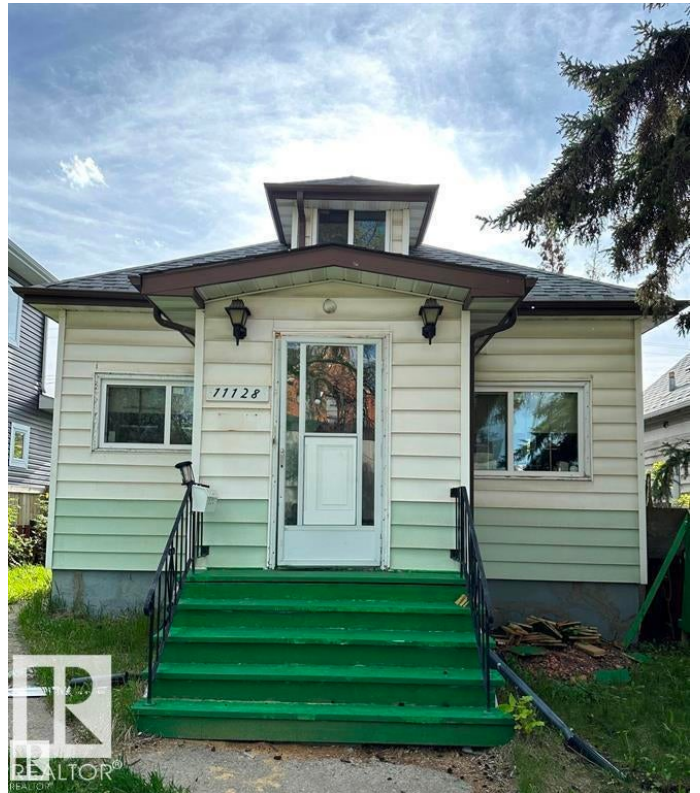
Alberta Avenue, Edmonton, AB

Investor & builder alert! This property sits on a 33x120 RF3 zoned lot, offering excellent potential for redevelopment. With the ability to build a front/back duplex, this is a prime opportunity to take advantage of Edmonton's growing demand for infill housing. The current home features 2 bedrooms, 2 full bathrooms, and a loft upstairs, providing a functional layout for those who may wish to hold and rent while planning their future project. What truly sets this property apart is the location. Directly across the street from Norwood Public School, and just minutes to Downtown, the River Valley, Commonwealth Stadium, LRT access, shopping, and major roadways, this central area is experiencing rapid transformation and growth. Whether you're an investor, builder, or someone looking for a property with strong upside, this lot offers tremendous potential in one of Edmonton's most accessible communities.

Built in 1915

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457973  |
| Price     | \$235,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 899                    |
| Acres          | 0.00                   |
| Year Built     | 1915                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11128 95a Street |
| Area        | Edmonton         |
| Subdivision | Alberta Avenue   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 1N7          |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | See Remarks                                                                            |
| Parking   | 2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access, RV Parking, See Remarks |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 3                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Partially Finished                    |

### Exterior

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

### Additional Information

Date Listed September 16th, 2025

Days on Market 14

Zoning Zone 05

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Listing information last updated on September 30th, 2025 at 10:47am MDT