

Courtesy Of Lauren K Hunt Of RE/MAX River City

## \$249,000 - 11349 95a Street, Edmonton

MLS® #E4432701

**\$249,000**

2 Bedroom, 2.00 Bathroom, 713 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

You wanted charming and you found it! Move in ready, this adorable Alberta Ave bungalow offers cozy with a ton of character. As you walk in, you will be greeted by tons of natural light to an adorable front sitting room and dining room. You'll love the kitchen with its plenty of counter space and storage perfect for a family or those who love to cook. The main floor bedroom has been converted into a reading room which conveniently can be used as additional play room for the kids or a quiet space to read or relax. Downstairs you will find a rec room that can also be the Primary bedroom with its walk-in closet and ensuite attached to the second bedroom. Take in the sun in your adorable back yard perfect for kids, dogs or hosting friends. Features: Furnace(2024), shingles (2013), HWT(2018), AC(2024), upgraded bathrooms, newer washer dryer, 100AMP electrical services, upgraded attic insulation, new garage roof(2018), newer windows, and front and side landscaping, south side fence(2023). Welcome Home!

Built in 1946

### Essential Information

MLS® # E4432701

Price \$249,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 713                    |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11349 95a Street |
| Area        | Edmonton         |
| Subdivision | Alberta Avenue   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 1P2          |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Detectors Smoke, Hot Water Electric, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 05          |

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Listing information last updated on April 30th, 2025 at 6:47pm MDT