

## \$228,800 - 11202 96 Street, Edmonton

MLS® #E4446868

**\$228,800**

2 Bedroom, 1.00 Bathroom, 871 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Calling Investors & Starter Home Buyers! Rent it or live in this single detached house. This single detached house situated in the convenient location with only minutes to public transp/schools/shopping/Royal Alex Hospital/downtown/97 st/Yellowhead trail & all amenities. Main floor boasts 871 sf greets you with good-sized living room & dining area. White-color Kitchen cabinets. 2 bedrooms and a 4 piece bathroom. Plus additional upper floor attic space of 237 sf (not full height). Basement is laundry area & utility room, not full height ceiling but the extra spaces could be use as storage room. Front & rear enclosed porches with large deck overking to landscaped & fenced yard. Back alley access for high potential future garage build. Upgrades within 5 years: vinyl plank floorings/painting/kitchen cabinets/backsplash tiles/quartz counters/plumbing/electrical/high efficiency furnace & 5 tele-posts in the basement supporting the main beam. Don't miss out on this great opportunity to make this house YOURS!

Built in 1910

### Essential Information

MLS® # E4446868

Price \$228,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 871                    |
| Acres          | 0.00                   |
| Year Built     | 1910                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11202 96 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1S9         |

### **Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Deck                                                  |
| Parking Spaces | 2                                                     |
| Parking        | Front/Rear Drive Access, No Garage, Rear Drive Access |

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | Partial, Unfinished                         |

### **Exterior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stucco                                                                                                  |
| Foundation        | Block, Concrete Perimeter                                                                                     |

**Additional Information**

Date Listed                July 9th, 2025  
Days on Market        36  
Zoning                    Zone 05

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