

## **\$399,000 - 11844 96 Street, Edmonton**

MLS® #E4449755

**\$399,000**

3 Bedroom, 2.00 Bathroom, 779 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

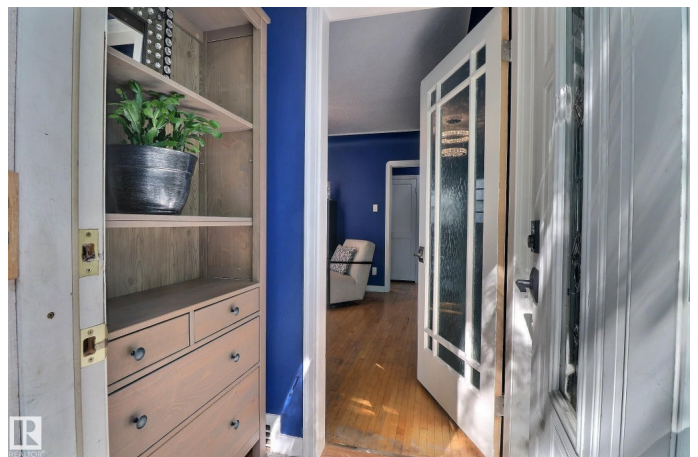
Welcome to this well kept bungalow tucked away in a quiet neighbourhood right on the edge of downtown. This beautiful home has recently been fully painted, the kitchen has new appliances and the whole upper level has been renovated with new light fixtures, cabinetry, updated hardware and is MOVE-IN READY! The separate back entrance to the basement offers great potential for two separate suites making this a great opportunity for INVESTORS or FIRST TIME HOME-BUYERS looking to use the basement as a separate dwelling. Right off 97st, very close to the yellowhead, a few minutes from Kingsway/NAIT/Grant MacEwan and just minutes from the downtown, perfect for students or professionals looking to be closer to work. In the backyard, you will find a peaceful oasis with an extra large double deck, huge grassy area, an above ground pool and a separately fenced in dog run & dog house. In the back there is a double garage and 3 outdoor parking stalls as well as a shed providing plenty of parking and storage!

Built in 1944

### **Essential Information**

MLS® # E4449755

Price \$399,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 779                    |
| Acres          | 0.00                   |
| Year Built     | 1944                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11844 96 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1V3         |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Dog Run-Fenced In, Pool-Outdoor |
| Parking Spaces | 5                                                                            |
| Parking        | Double Garage Detached                                                       |
| Has Pool       | Yes                                                                          |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Suite    | Yes                                                              |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood                                                                          |
| Exterior Features | Fenced, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 05         |

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