

## \$199,850 - 11545 95 Street, Edmonton

MLS® #E4460004

**\$199,850**

5 Bedroom, 2.00 Bathroom, 998 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Attention Contractor's, Renovator's, Restoration Trades. This Property Suffered a Fire Day prior to Closing Late May 2025. 1990 Year Built Raised Bungalow . Previous Double Garage Gone, Concrete Pad Intact. Fire entered the Roof Trusses of Residence Requires " Truss / Roof Replacement " . Appearing Structurally Sound requires " Down to the Studs " on Main Floor, Ceiling Replacement. Separate Entrance to Basement , w/ Full Egress Windows. 2 Furnaces, Upgraded HWT. Stucco Exterior. Located 1 Door away from The Sprucewood Public Library a Community Hub. Lightening Fast Access to Downtown, Royal Alexander Hospital, Yellowhead \$ 199,850 \*\* No Warranties or Representation's Property Sold " As Is Where Is " \*\* Recapture to Previous will Yield Fiscal Rewards. Reduced \$ 199,850 Drive By 11545 - 95 Street

Built in 1990

### Essential Information

MLS® #	E4460004
Price	\$199,850
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	998



Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	11545 95 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1L5

### Amenities

Amenities	See Remarks
Parking	Rear Drive Access

### Interior

Appliances	Oven-Microwave, Stove-Electric, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 29th, 2025
Days on Market	9
Zoning	Zone 05

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Listing information last updated on October 8th, 2025 at 12:02pm MDT