

\$609,000 - 5525 111 Avenue, Edmonton

MLS® #E4445411

\$609,000

4 Bedroom, 2.00 Bathroom, 1,095 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Charming 1949 bungalow on a generous lot (796 sq.m.) in the historical neighbourhood of Highlands. This classic bungalow offers 2 bedrooms up and 2 downstairs + 2 full bathrooms. Walk up and inside and you will fall in love with all the natural light, arched doorways, coved ceilings and much more. The main floor has the original hardwood floors which are in good condition & the kitchen was tweaked to give it a more open floor plan. Downstairs has a recreation room, 2 bedrooms, 1-3 piece bathroom. Move outside to the beautiful south-facing backyard and enjoy the low maintenance landscaping lined with gorgeous perennials and mature trees. This rare find is situated on a lovely tree lined street close to the Gibbard block, Fox Burger, Candid Coffee, Made in Highlands gift store, Highlands Liquor, Sabor restaurant and much more. *added info: HWT - 2 years old, shingles are 7-8 years old, vinyl windows approx 20 years old, updated PEX plumbing, 2008 electrical upgrades (new stack on the house)

Built in 1949

Essential Information

MLS® # E4445411

Price \$609,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,095 |
| Acres | 0.00 |
| Year Built | 1949 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 5525 111 Avenue |
| Area | Edmonton |
| Subdivision | Highlands (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 0K6 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools |

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

School Information

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|------------|-----------------------|
| Elementary | Virginia Park |
| Middle | Highlands Junior High |
| High | Eastglen High School |

Additional Information

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|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 9 |
| Zoning | Zone 09 |

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Listing information last updated on July 11th, 2025 at 8:47pm MDT