

\$339,900 - 11843 96 Street, Edmonton

MLS® #E4452909

\$339,900

3 Bedroom, 3.50 Bathroom, 1,821 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this stunning 2.5 storey 1912-built character home in Alberta Avenue downtown Edmonton. Over the years, this property has seen numerous updates, with the most recent including new shingles, paint, carpet, furnace, hot water tank, AC, & kitchen appliances. A charming full-width veranda welcomes you at the front. Inside, the main floor boasts a spacious kitchen with brand new SS appliances & bright white cabinetry, a large formal dining room, living room, den, & half bath. The 2nd storey offers 3 generously sized bedrooms, a 4-piece main bath, & a primary suite complete with its own 4-piece ensuite. The upper loft is filled with natural light from large windows & opens to a small east-facing deck. The basement is in the midst of receiving new flooring & will soon feature a large rec room, 4-piece bath, 2nd flex space, & laundry area. This spring, new sod was laid in both the front & back yards. A single detached garage/shed & additional rear parking pad complete the package.

Built in 1912

Essential Information

MLS® # E4452909

Price \$339,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,821
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

Community Information

Address	11843 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1V4

Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter, Preserved Wood

Additional Information

Date Listed August 14th, 2025
Days on Market 6
Zoning Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 20th, 2025 at 2:02am MDT