

## \$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        20  
Zoning                    Zone 05

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