

## \$349,990 - 11531 96 Street, Edmonton

MLS® #E4430621

**\$349,990**

3 Bedroom, 1.00 Bathroom, 965 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this truly one-of-a-kind 965 sq/ft character home that blends vintage charm with stylish updates. Soaked in natural light, the open-concept layout features an entertainerâ€™s dream kitchen and dining spaceâ€“perfect for gathering with friends and family. The main level includes two spacious, sun-filled bedrooms and a fully renovated bathroom with custom tile work and a timeless clawfoot tub, drawing Italian villa flair & vintage charm. Original wood floors add warmth and character throughout. Step outside to your private outdoor oasis with a charming front porch, fenced garden, and backyard pergola wrapped in grape vines & a single garage. The lower level offers a large family room, a framed-in bathroom, a bedroom, laundry, and tons of storageâ€“ready for your personal touch. A rare gem with soul - a must see!

Built in 1929

### Essential Information

MLS® #	E4430621
Price	\$349,990
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	965
Acres	0.00



Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11531 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1T6

### Amenities

Amenities	Hot Water Natural Gas, Wood Windows
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Insert, Remote Control
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Private Setting, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 12th, 2025
Days on Market	8

## 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 April 20th, 2025 at 8:32am MDT