

Courtesy Of Gerard Y Hagan Of Sterling Real Estate

## \$225,000 - 11503 96 Street, Edmonton

MLS® #E4425960

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,073 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Investor Alert! Builder's Dream! First-Time Buyer Goldmine! Sitting pretty on a corner lot with commercial zoning, this Alberta Avenue gem is bursting with possibilities. Whether you're eyeing redevelopment potential or rolling up your sleeves for a reno, this home delivers. Inside, you'll find 3 bedrooms, 1.5 baths, and fresh vinyl plank flooring in the living spaces—so, no outdated carpet to rip out! The spacious backyard is fully fenced, offering privacy for backyard BBQs, a future garden suite, or just a prime spot for your dog to claim as its kingdom. And with Alberta Avenue's ongoing revitalization, you're investing in a neighbourhood on the rise—think trendy cafes, local markets, and a growing community vibe. Whether you're a savvy investor, a visionary builder, or a first-time buyer looking to break into the market with a property that packs potential, this is your opportunity to capitalize on location, zoning, and future growth. Don't let this one slip away!



Built in 1907

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425960  |
| Price    | \$225,000 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,073                  |
| Acres          | 0.00                   |
| Year Built     | 1907                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11503 96 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1T6         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Deck, Infill Property |
| Parking   | No Garage  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished                    |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                         |
|------------|-------------------------|
| Elementary | Norwood School          |
| Middle     | St. Catherine           |
| High       | Victoria School of Arts |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 23               |
| 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 7th, 2025 at 9:17am MDT