

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 Inside, you'll find 3 bedrooms, 1.5 baths, and fresh vinyl plank flooring in the living spaces—so, no outdated carpet to rip out!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	22
Zoning	Zone 05



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