

Courtesy Of Lauren K Hunt Of RE/MAX River City

## \$249,000 - 11349 95a Street, Edmonton

MLS® #E4432701

**\$249,000**

2 Bedroom, 2.00 Bathroom, 713 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

You wanted charming and you found it! Move in ready, this adorable Alberta Ave bungalow offers cozy with a ton of character. As you walk in, you will be greeted by tons of natural light to an adorable front sitting room and dining room. You'll love the kitchen with its plenty of counter space and storage perfect for a family or those who love to cook. The main floor bedroom has been converted into a reading room which conveniently can be used as additional play room for the kids or a quiet space to read or relax. Downstairs you will find a rec room that can also be the Primary bedroom with its walk-in closet and ensuite attached to the second bedroom. Take in the sun in your adorable back yard perfect for kids, dogs or hosting friends. Features: Furnace(2024), shingles (2013), HWT(2018), AC(2024), upgraded bathrooms, newer washer dryer, 100AMP electrical services, upgraded attic insulation, new garage roof(2018), newer windows, and front and side landscaping, south side fence(2023). Welcome Home!

Built in 1946

### Essential Information

MLS® # E4432701

Price \$249,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	713
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11349 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1P2

### Amenities

Amenities	On Street Parking, Detectors Smoke, Hot Water Electric, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	6
Zoning	Zone 05

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Listing information last updated on April 30th, 2025 at 5:47am MDT