

## \$279,900 - 11216 94 Street, Edmonton

MLS® #E4436493

**\$279,900**

4 Bedroom, 2.00 Bathroom, 927 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Great opportunity to own this well maintained single family home 4 beds & 2 full baths, conveniently located within minutes to Downtown, U of A, NAIT, Grant MacEwan, Kingsway/Royal Alex Station, the River Valley, and much more! This great home offers about 1800 Sqft living space, with 2+2 bedrooms & a den, 2 full bathrooms, and 2 living areas, you can get all the separation needed. The backyard has ample space for activities or gardening, and RV parking. Upgrades within the last 10 years include: SHINGLES, 100 AMP SERVICE, VINYL SIDING, VINYL WINDOWS, HWT, LIGHT FIXTURES, APPLIANCES, BATHROOM VANITIES, & FLOORING. As you enter the home, you are greeted with PLENTY OF WINDOWS and a GENEROUS LIVING ROOM SPACE adjacent to a separate & sizeable dining area. There are 2 spacious bedrooms and full bathroom at main floor, another 2 big bedroom+den and 2nd full bathroom at basement providing additional living space. You will not be disappointed of this great valued home!

Built in 1943

### Essential Information

MLS® # E4436493

Price \$279,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	927
Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11216 94 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1G9

### **Amenities**

Amenities	Off Street Parking
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 15th, 2025

Days on Market 31

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 June 15th, 2025 at 9:17am MDT