

## \$189,900 - 11536 95a Street, Edmonton

MLS® #E4451776

**\$189,900**

4 Bedroom, 1.00 Bathroom, 1,277 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

NESTLED ON A WELL-MAINTAINED, WELCOMING STREET, this charming original-owner home has been lovingly passed down through generations. With over 1,275 SQFT ABOVE GRADE, it offers incredible potential for INVESTORS or HOMEOWNERS seeking to blend modern style with VINTAGE CHARACTER. The main floor features a spacious living and dining area, two bedrooms, a 4-PC bath, and a large kitchen overlooking the backyard. Upstairs youâ€™™ll find two additional bedrooms and ample closet space, while the basement includes laundry, utility, and storage. Whether you're looking for a FIXER UPPER or a canvas to create your dream home, this solid property offers the perfect opportunity to add value and make it your own. Located close to parks, transit, and downtown amenitiesâ€™™donâ€™™t miss your chance to own a piece of Edmontonâ€™™s history!

Built in 1910

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451776  |
| Price      | \$189,900 |
| Bedrooms   | 4         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,277                  |
| Acres          | 0.00                   |
| Year Built     | 1910                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11536 95a Street |
| Area        | Edmonton         |
| Subdivision | Alberta Avenue   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 1P5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | Stove-Electric            |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                             |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 120' x 33'                                                                                       |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood                                                                                             |
| Foundation        | Block, Brick, Stone                                                                              |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

Days on Market 10

Zoning Zone 05

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Listing information last updated on August 17th, 2025 at 4:17am MDT