

## \$310,000 - 11635 97 Street, Edmonton

MLS® #E4453124

**\$310,000**

4 Bedroom, 2.00 Bathroom, 825 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This extensively renovated 900 sq ft bungalow offers 4 bedrooms and 2 bathrooms, perfect for first-time buyers or investors alike. Ideally located just minutes from downtown, this home combines character with modern upgrades. Recent improvements include new shingles, siding, insulation, paving, sidewalk, fencing, and mostly new windows. Inside, you'll find a stylish barn wood feature wall, updated lighting, fresh laminate flooring, a fully updated kitchen with stainless steel appliances, and a refreshed full bath. The basement a rare find in this area provides extra living space, bedrooms, with a second kitchen and storage. The beautifully landscaped backyard is a private oasis with a deck and pergola built around a mature tree, a cozy firepit area, custom planters, a new oversized shed, perennials, shrubs, and elegant wood gates.

Built in 1929

### Essential Information

MLS® #	E4453124
Price	\$310,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	825
Acres	0.00



Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11635 97 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1Y1

### Amenities

Amenities	Deck
Parking	No Garage

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	Zone 05

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