

## \$199,850 - 11545 95 Street, Edmonton

MLS® #E4460004

**\$199,850**

5 Bedroom, 2.00 Bathroom, 998 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Attention Contractor's, Renovator's, Restoration Trades. This Property Suffered a Fire Day prior to Closing Late May 2025. 1990 Year Built Raised Bungalow . Previous Double Garage Gone, Concrete Pad Intact. Fire entered the Roof Trusses of Residence Requires " Truss / Roof Replacement " . Appearing Structurally Sound requires " Down to the Studs " on Main Floor, Ceiling Replacement. Separate Entrance to Basement , w/ Full Egress Windows. 2 Furnaces, Upgraded HWT. Stucco Exterior. Located 1 Door away from The Sprucewood Public Library a Community Hub. Lightening Fast Access to Downtown, Royal Alexander Hospital, Yellowhead \$ 199,850 \*\* No Warranties or Representation's Property Sold " As Is Where Is " \*\* Recapture to Previous will Yield Fiscal Rewards. Reduced \$ 199,850 Drive By 11545 - 95 Street

Built in 1990

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460004  |
| Price          | \$199,850 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 998       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1990                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11545 95 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1L5         |

### **Amenities**

|           |                   |
|-----------|-------------------|
| Amenities | See Remarks       |
| Parking   | Rear Drive Access |

### **Interior**

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Oven-Microwave, Stove-Electric, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-2, Natural Gas                                           |
| Stories      | 2                                                                   |
| Has Basement | Yes                                                                 |
| Basement     | Full, Finished                                                      |

### **Exterior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                       |
| Exterior Features | Back Lane, Fenced, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Brick, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 05              |

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Listing information last updated on October 14th, 2025 at 2:18pm MDT