

\$349,900 - 11233 95 Street, Edmonton

MLS® #E4457039

\$349,900

6 Bedroom, 1.50 Bathroom, 1,707 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcoming its next family or investor with the promise of a blank canvas, this well-maintained property offers two exciting paths forward: a full cosmetic revival to restore its character and charm, or a prime redevelopment opportunity for those seeking to create something entirely new. Situated on a massive 49.5' x 115' lot, the spacious layout includes 6 bedrooms, hardwood floors, decorative ceilings, archways, a formal living room, dining room with teak built-in, main-floor bedroom and den, plus three bedrooms upstairs. Updates include roof (2019), hot water tank (2024), mudjacking (2023) and more! Second kitchen, bedroom and a partly-finished full bathroom in the basement opens the possibility for developing a secondary suite. Mature trees frame the large lot with garden space to spare. With size, character, and solid fundamentals, this home is ready for someone with vision to bring it back to life!

Built in 1946

Essential Information

MLS® #	E4457039
Price	\$349,900
Bedrooms	6
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,707
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11233 95 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1K8

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Appliances	Alarm/Security System, Dryer, Storage Shed, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Norwood School
Middle	Spruce Avenue School
High	Victoria School

Additional Information

Date Listed	September 10th, 2025
Days on Market	2
Zoning	Zone 05

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