

Courtesy Of Celeste M Plaizier Of Real Broker

## \$299,900 - 11325 96 Street, Edmonton

MLS® #E4437091

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,376 sqft  
Single Family on 0.00 Acres

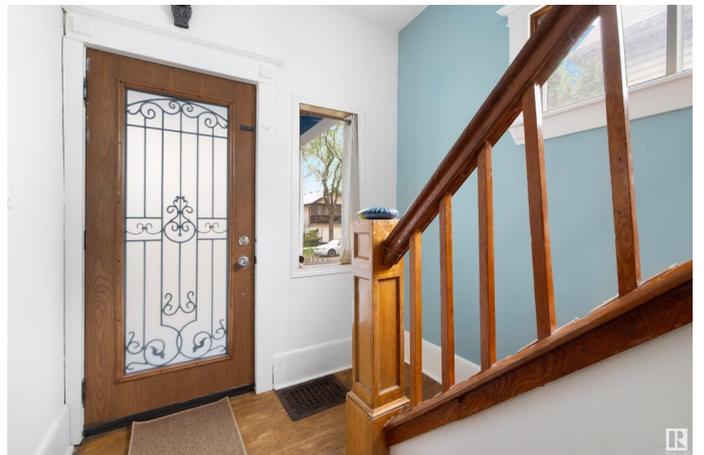
Alberta Avenue, Edmonton, AB

Step into timeless charm with this beautifully renovated blue home offering over 1,300 sq ft of inviting living space. Built more than a century ago, it perfectly blends historic character with modern updates. Featuring 3 comfortable bedrooms, a spacious open-concept living room, stunning hardwood floors, new plumbing and electrical, and a bright, airy sunroom, this home is designed for both relaxation and entertaining. Located in a quiet, well-established neighbourhood surrounded by mature trees, with easy access to transit, schools, and shopping. A rare blend of charm, space, and convenience!

Built in 1910

### Essential Information

MLS® #	E4437091
Price	\$299,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	1910
Type	Single Family
Sub-Type	Detached Single Family



Style 2 Storey  
Status Active

### Community Information

Address 11325 96 Street  
Area Edmonton  
Subdivision Alberta Avenue  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5G 1T2

### Amenities

Amenities Dog Run-Fenced In, Front Porch, Patio  
Parking Single Garage Detached

### Interior

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

### Exterior

Exterior Wood, Vinyl  
Exterior Features Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Brick, Concrete Perimeter, See Remarks

### Additional Information

Date Listed May 16th, 2025  
Days on Market 64  
Zoning Zone 05

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Listing information last updated on July 18th, 2025 at 10:32pm MDT