

## \$400,000 - 11701 91 Street, Edmonton

MLS® #E4435256

**\$400,000**

4 Bedroom, 2.00 Bathroom, 993 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Bright, welcoming & fully renovated, this 4-bedroom 2-bath bungalow in Alberta Avenue blends classic charm with modern functionality. Situated on a 33x120 ft corner lot, this home offers privacy and curb appeal. The main floor features hardwood, vinyl plank flooring, open beam ceilings and a sun-filled living room that flows into the dining area & updated kitchen with stone-look laminate counters, green subway tile backsplash and modern white cabinetry. The spacious primary bedroom, 2nd bed and new full bath. The lower level provides extended space for family with 2 bedrooms, a full kitchen, a bath and a 2nd living area—ideal for flexible living. Major updates include triple-pane windows (2017), new sewer line (2025), HWT (2024), upgraded lighting and doors. Outdoors enjoy a landscaped yard with xeriscaping, raised garden beds and fruit bushes. The spacious front deck patio is perfect for relaxing in the SW sun. A single attached garage and fenced backyard complete this walkable community gem.

Built in 1965

### Essential Information

MLS® # E4435256

Price \$400,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11701 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4B2

### **Amenities**

Amenities	Detectors Smoke, Front Porch, Open Beam, Vaulted Ceiling
Parking Spaces	1
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Delton School
Middle	Spruce Avenue School
High	Victoria School

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	4
Zoning	Zone 05

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