

Courtesy Of Lindsey Mitchell Of 2% Realty Pro

## **\$399,000 - 11844 96 Street, Edmonton**

MLS® #E4449755

**\$399,000**

3 Bedroom, 2.00 Bathroom, 779 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this well kept bungalow tucked away in a quiet neighbourhood right on the edge of downtown. This beautiful home has recently been fully painted, the kitchen has new appliances and the whole upper level has been renovated with new light fixtures, cabinetry, updated hardware and is MOVE-IN READY! The separate back entrance to the basement offers great potential for two separate suites making this a great opportunity for INVESTORS or FIRST TIME HOME-BUYERS looking to use the basement as a separate suite. Right off 97st, very close to the yellowhead, a few minutes from Kingsway/NAIT/Grant MacEwan and just minutes from the downtown, perfect for students or professionals looking to be closer to work. In the backyard, you will find a peaceful oasis with an extra large double deck, huge grassy area, an above ground pool and a separately fenced in dog run & dog house. In the back there is a double garage and 3 outdoor parking stalls as well as a shed providing plenty of parking and storage!

Built in 1944

### **Essential Information**

MLS® # E4449755

Price \$399,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	779
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11844 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1V3

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Dog Run-Fenced In, Pool-Outdoor
Parking Spaces	5
Parking	Double Garage Detached
Has Pool	Yes

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	2
Zoning	Zone 05

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Listing information last updated on July 27th, 2025 at 2:17am MDT