# \$255,000 - 11523 91 Street, Edmonton

MLS® #E4410113

### \$255,000

2 Bedroom, 2.00 Bathroom, 1,044 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this charming over 1000 sq ft bungalow located in the vibrant Alberta Avenue neighborhood, ideal for investors or first-time home buyers! This home offers bedrooms, dens, 2 bathrooms, and a fully finished basement with a separate entrance. The main floor features a bright, spacious living room, 2 bedrooms, den with large window and a kitchen with an adjacent dining area that leads out to a generously sized deck, perfect for entertaining. Recent upgrades include a new roof, a newer furnace, and a hot water tank. With just a few finishing touches and fixes, this home has fantastic potential. The basement includes a roughed-in kitchen with a fridge, stove, sink, living room, and 2 extra roomsâ€"perfect for added flexibility. The property also boasts a single garage with RV parking in the back. Situated in a community known for its mature trees and character homes, this house is within walking distance to schools, NAIT, Kingsway Mall, and public transit. With easy access to downtown

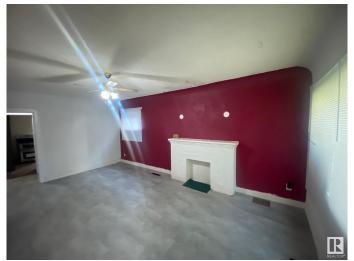
Built in 1943

### **Essential Information**

MLS® # E4410113 Price \$255,000

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,044
Acres 0.00
Year Built 1943

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 11523 91 Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 4A7

### **Amenities**

Amenities See Remarks

Parking RV Parking, Single Garage Detached

Interior

Appliances Refrigerator, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two,

Washers-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco
Exterior Features See Remarks
Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 11th, 2024

Days on Market 176

Zoning Zone 05

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Listing information last updated on April 5th, 2025 at 6:47am MDT