

## \$250,400 - 11519 95 Street, Edmonton

MLS® #E4418092

**\$250,400**

3 Bedroom, 1.00 Bathroom, 1,300 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This home has many renovations added, extra sound insulation added in all frontal walls in the home to suppress street noises, Floors have been upgrades with newer high impact sound supresent insulation, New roof with 25 year ashphalt, new exterior sideing on the front, stucco on the side and back, new rear deck, newer fenceing, small rear office with loads of privacy, the home is ready to move in!!

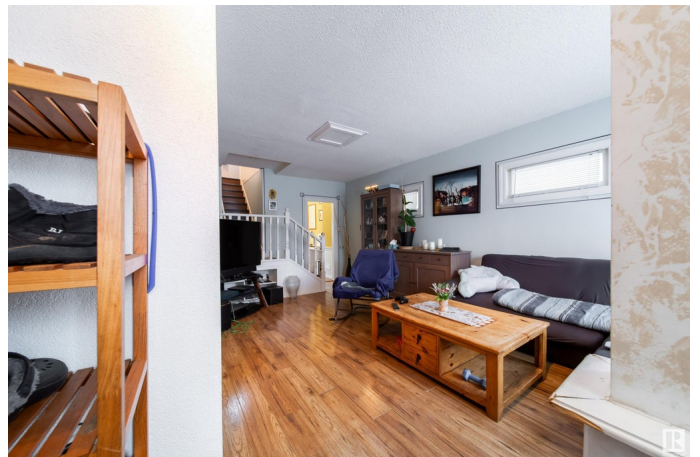
Built in 1918

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4418092               |
| Price          | \$250,400              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,300                  |
| Acres          | 0.00                   |
| Year Built     | 1918                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

Address 11519 95 Street



|             |                |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Alberta Avenue |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5G 1L5        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, Wood Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2  |
| Parking        | 2 Outdoor Stalls, Rear Drive Access  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-2, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Partial, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt, Concrete  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Level Land, Partially Landscaped, Public Transportation, Shopping Nearby |
| Lot Description   | city edmonton  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Asphalt, Concrete  |
| Foundation        | Concrete Perimeter, See Remarks  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 14th, 2025 |
| Days on Market | 84                 |
| Zoning         | Zone 05            |

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Listing information last updated on April 8th, 2025 at 4:17pm MDT