

## \$400,000 - 11216 91 Street, Edmonton

MLS® #E4434907

**\$400,000**

3 Bedroom, 1.00 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming 2-storey home in Alberta Avenue offering 1,650 sq ft of well-designed living space. The main floor features a bright, airy living room that flows into a spacious dining area and a kitchen with ample cabinetry and stainless steel appliances. Upstairs includes 3 bedrooms, a 4-piece bath with stand-up shower and clawfoot tub, plus a bonus gym space. The primary suite has opportunity to add an ensuite bathroom as labeled in the home. Outside, enjoy a fenced backyard with deck—perfect for relaxing or entertaining. The double detached garage provides ample parking and storage and includes SOLAR PANELS FOR ENERGY EFFICIENCY! Recent improvements and upgrades include central AC, new furnace, new hot water tank completed in 2018. Located close to schools, playgrounds, and shopping. A great blend of character, comfort, and smart living!

Built in 1937

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434907  |
| Price          | \$400,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,650     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1937                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11216 91 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4A2         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home |
| Parking   | Double Garage Detached  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Norwood School       |
| Middle     | Spruce Avenue School |

High Victoria School

### **Additional Information**

Date Listed May 7th, 2025

Days on Market 40

Zoning Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 5:17pm MDT