

## \$220,000 - 11315 97 Street, Edmonton

MLS® #E4461761

**\$220,000**

2 Bedroom, 1.50 Bathroom, 912 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to Alberta Avenue! Ideally located just 7-10 minutes from Downtown, this prime location offers quick access to major institutions including NorQuest College, NAIT, MacEwan University, the University of Alberta, Concordia University and a quick 3-minute drive to Royal Alexandra Hospital -making it a fantastic investment opportunity for students, professionals, or savvy investors. Families will appreciate the proximity to a variety of schools, including Francophone, Public, and Catholic elementary options, all just 2-8 minutes away. Shopping is a breeze with Kingsway Mall, North Town Centre, and Londonderry Mall all within a 7-12 minute drive. Enjoy excellent transit connections, including easy access to buses and LRT stations. Nature lovers will love being just minutes from the River Valley, Borden Park, and Rundle Park- perfect for weekend outings and outdoor activities. Don't miss your chance to be part of this vibrant community!

Built in 1927

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461761  |
| Price     | \$220,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 912                    |
| Acres          | 0.00                   |
| Year Built     | 1927                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11315 97 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1X3         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | On Street Parking, Deck            |
| Parking Spaces | 2                                  |
| Parking        | Over Sized, Single Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                           |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Stucco, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                            |

**Additional Information**

Date Listed           October 10th, 2025  
Days on Market     4  
Zoning                Zone 05

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