

## \$279,900 - 11216 94 Street, Edmonton

MLS® #E4436493

**\$279,900**

4 Bedroom, 2.00 Bathroom, 927 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Great opportunity to own this well maintained single family home 4 beds & 2 full baths, conveniently located within minutes to Downtown, U of A, NAIT, Grant MacEwan, Kingsway/Royal Alex Station, the River Valley, and much more! This great home offers about 1800 Sqft living space, with 2+2 bedrooms & a den, 2 full bathrooms, and 2 living areas, you can get all the separation needed. The backyard has ample space for activities or gardening, and RV parking. Upgrades within the last 10 years include: SHINGLES, 100 AMP SERVICE, VINYL SIDING, VINYL WINDOWS, HWT, LIGHT FIXTURES, APPLIANCES, BATHROOM VANITIES, & FLOORING. As you enter the home, you are greeted with PLENTY OF WINDOWS and a GENEROUS LIVING ROOM SPACE adjacent to a separate & sizeable dining area. There are 2 spacious bedrooms and full bathroom at main floor, another 2 big bedroom+den and 2nd full bathroom at basement providing additional living space. You will not be disappointed of this great valued home!

Built in 1943

### Essential Information

MLS® # E4436493

Price \$279,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 927                    |
| Acres          | 0.00                   |
| Year Built     | 1943                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11216 94 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1G9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Off Street Parking     |
| Parking   | Single Garage Detached |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                  |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Vinyl                                  |
| Foundation        | Concrete Perimeter                           |

### Additional Information

Date Listed May 15th, 2025

Days on Market 7

Zoning Zone 05

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Listing information last updated on May 22nd, 2025 at 7:02pm MDT