

Courtesy Of Caitlin Garrioch Of Real Broker

## \$226,500 - 11211 93 Street, Edmonton

MLS® #E4415620

### \$226,500

3 Bedroom, 1.50 Bathroom, 1,211 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Amazing value in Alberta Avenue as this seller is motivated. A charming home nestled among the trees in this vibrant community. This 1.5 storey home is MOVE IN READY with new carpet and underlay, fresh paint, new furnace (2021) and updated electrical! The main floor offers a functional layout with entertaining space a the front of the home, a central kitchen plus 2 generous bedrooms and 4 piece bath tucked away at the back of the home. If that wasn't enough, the 2nd floor is the perfect retreat! A king sized primary suite and a cozy attached lounge and half bath. Or convert the bonus room to a 4th bedroom if you need it. Outside, you'll find ample yard space with irrigated raised gardens and a single detached garage. The yard is fully fenced, front and back with newer fencing. The shingles, exterior paint, HWT have all been updated in the last 10 years. This home checks all the boxes at an incredible value! This 30x120 lot is zoned RF3 and has great potential for redevelopment now or in the future.

Built in 1928

### Essential Information

MLS® #	E4415620
Price	\$226,500
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,211
Acres	0.00
Year Built	1928
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11211 93 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1B9

### **Amenities**

Amenities	Off Street Parking, On Street Parking
Parking Spaces	1
Parking	Single Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Level Land, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Block, See Remarks

## Additional Information

Date Listed December 9th, 2024

Days on Market 120

Zoning Zone 05

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