

## \$190,000 - 11927 95a Street, Edmonton

MLS® #E4423715

**\$190,000**

2 Bedroom, 1.00 Bathroom, 679 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming 2-Bedroom Home on a Beautiful Tree-Lined Street. Nestled on a 33' x 125' lot in the heart of a vibrant community, this cozy and inviting 2-bedroom home offers a perfect blend of character and comfort. The bright living spaces create a warm, welcoming atmosphere, while the large deck and fully fenced backyard provide a private outdoor retreat—ideal for summer BBQs or quiet evenings under the trees. The full-height basement offers excellent storage, and the drywalled, powered single-car garage adds convenience. Situated on a quiet, tree-lined street, this home is just minutes from NAIT, downtown, and the lively Alberta Avenue district, known for its local cafés, unique shops, and strong sense of community. With easy access to parks, arts festivals, and farmers' markets, this is a fantastic alternative to condo living. A great opportunity for first-time buyers or anyone looking to enjoy the charm of a mature neighbourhood with a true sense of connection.

Built in 1942

### Essential Information

MLS® # E4423715

Price \$190,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	679
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11927 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1R4

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 3rd, 2025
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Days on Market 50

Zoning Zone 05

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