

## \$385,000 - 11216 91 Street, Edmonton

MLS® #E4434907

**\$385,000**

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          | \$385,000 |
| 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 89

Zoning Zone 05

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