

## \$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 caf  s, 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.

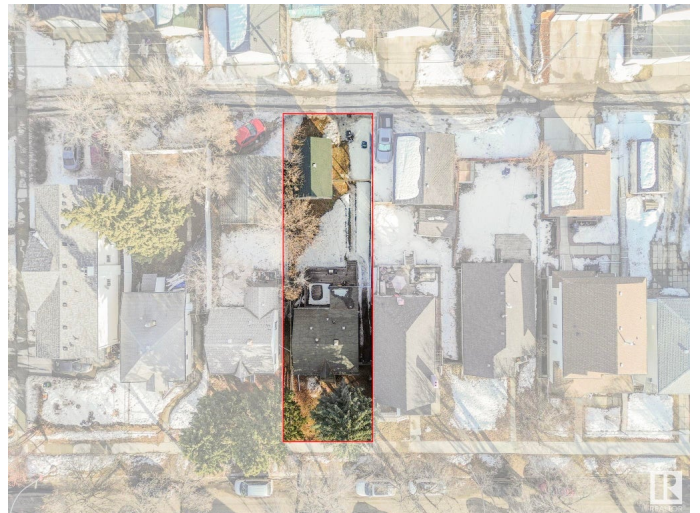
Built in 1942

### 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 48

Zoning Zone 05

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Listing information last updated on April 20th, 2025 at 12:47pm MDT