

## \$255,000 - 11523 91 Street, Edmonton

MLS® #E4410113

**\$255,000**

2 Bedroom, 2.00 Bathroom, 1,044 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this charming over 1000 sq ft bungalow located in the vibrant Alberta Avenue neighborhood, ideal for investors or first-time home buyers! This home offers bedrooms, dens, 2 bathrooms, and a fully finished basement with a separate entrance. The main floor features a bright, spacious living room, 2 bedrooms, den with large window and a kitchen with an adjacent dining area that leads out to a generously sized deck, perfect for entertaining. Recent upgrades include a new roof, a newer furnace, and a hot water tank. With just a few finishing touches and fixes, this home has fantastic potential. The basement includes a roughed-in kitchen with a fridge, stove, sink, living room, and 2 extra rooms—perfect for added flexibility. The property also boasts a single garage with RV parking in the back. Situated in a community known for its mature trees and character homes, this house is within walking distance to schools, NAIT, Kingsway Mall, and public transit. With easy access to downtown

Built in 1943

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4410113  |
| Price    | \$255,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,044                  |
| Acres          | 0.00                   |
| Year Built     | 1943                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11523 91 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4A7         |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | RV Parking, Single Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Refrigerator, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed            October 11th, 2024

Days on Market      183

Zoning                Zone 05

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Listing information last updated on April 12th, 2025 at 7:17pm MDT