

# \$199,900 - 11447 95 Street, Edmonton

MLS® #E4453423

**\$199,900**

2 Bedroom, 1.00 Bathroom, 708 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming, move-in ready home on a quiet, tree-lined street in Alberta Avenue. Bright main living area, functional kitchen/dining, and calm private bedrooms. Versatile lower-level space for office, gym, or media. Fenced backyard for summer BBQs and pets, with lane access parking. Walk to parks and the 118 Ave café—plus minutes to NAIT, Royal Alex, Kingsway, and Downtown. A smart pick for first-time buyers or investors seeking central convenience and long-term value.

Built in 1942

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453423               |
| Price          | \$199,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 708                    |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 11447 95 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1L3         |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Over Sized, Single Garage Detached |

### **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                                                                                               |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Stucco                                                                                               |
| Foundation        | Concrete Perimeter                                                                                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 05           |

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Listing information last updated on August 28th, 2025 at 4:47am MDT