

## \$170,000 - 11228 95 Street, Edmonton

MLS® #E4429778

**\$170,000**

3 Bedroom, 1.50 Bathroom, 872 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

ONLY 170K OBO!! ATTENTION ALL INFILL \* INVESTOR \* FIRST TIME BUYERS \*!!! Just look at the Beautiful Front & back infilled duplex right next door!! Almost 900 sq/ft on a 33' x 120' lot. Zoned, RF3. 3 bedroom, 1 bath 2 Storey CHARACTER HOME! Live here, Rental property, Redevelopment or just hold. Recent upgrades include electrical panel, newer furnace, hot water tank. Minutes to down town! Close to all amenities, public transportation, schools, hospital etc. Current tenants want to stay!! Prime location! Offering numerous opportunities for redevelopment Total money maker at this below market value price!! Bring all offers!

Built in 1915

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4429778      |
| Price          | \$170,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 872           |
| Acres          | 0.00          |
| Year Built     | 1915          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11228 95 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1K9         |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Hot Water Natural Gas, R.V. Storage |
| Parking Spaces | 3                                   |
| Parking        | No Garage                           |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Partial, Unfinished       |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Grandin School             |
| Middle     | St. Catherine Catholic     |
| High       | Victoria School of the Art |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 9th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 28      |
| Zoning         | Zone 05 |
| Foreclosure    | Yes     |

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Listing information last updated on May 7th, 2025 at 12:03am MDT