

## \$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

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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     285

Zoning               Zone 05

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