

Courtesy Of John Rota Of Exp Realty

## \$400,000 - 11216 91 Street, Edmonton

MLS® #E4434907

**\$400,000**

3 Bedroom, 1.00 Bathroom, 1,650 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming 2-storey home in Alberta Avenue offering 1,650 sq ft of well-designed living space. The main floor features a bright, airy living room that flows into a spacious dining area and a kitchen with ample cabinetry and stainless steel appliances. Upstairs includes 3 bedrooms, a 4-piece bath with stand-up shower and clawfoot tub, plus a bonus gym space. The primary suite has opportunity to add an ensuite bathroom as labeled in the home. Outside, enjoy a fenced backyard with deck—perfect for relaxing or entertaining. The double detached garage provides ample parking and storage and includes SOLAR PANELS FOR ENERGY EFFICIENCY! Recent improvements and upgrades include central AC, new furnace, new hot water tank completed in 2018. Located close to schools, playgrounds, and shopping. A great blend of character, comfort, and smart living!

Built in 1937

### Essential Information

MLS® #	E4434907
Price	\$400,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,650



Acres	0.00
Year Built	1937
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11216 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4A2

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Norwood School
Middle	Spruce Avenue School

High

Victoria School

### **Additional Information**

Date Listed            May 7th, 2025

Days on Market      18

Zoning                Zone 05

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