

\$349,990 - 11531 96 Street, Edmonton

MLS® #E4430621

\$349,990

3 Bedroom, 1.00 Bathroom, 965 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this truly one-of-a-kind 965 sq/ft character home that blends vintage charm with stylish updates. Soaked in natural light, the open-concept layout features an entertainerâ€™s dream kitchen and dining spaceâ€“perfect for gathering with friends and family. The main level includes two spacious, sun-filled bedrooms and a fully renovated bathroom with custom tile work and a timeless clawfoot tub, drawing Italian villa flair & vintage charm. Original wood floors add warmth and character throughout. Step outside to your private outdoor oasis with a charming front porch, fenced garden, and backyard pergola wrapped in grape vines & a single garage. The lower level offers a large family room, a framed-in bathroom, a bedroom, laundry, and tons of storageâ€“ready for your personal touch. A rare gem with soul - a must see!

Built in 1929

Essential Information

MLS® #	E4430621
Price	\$349,990
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	965
Acres	0.00



Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11531 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1T6

Amenities

Amenities	Hot Water Natural Gas, Wood Windows
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Insert, Remote Control
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Private Setting, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 12th, 2025
Days on Market	4

Zoning

Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 16th, 2025 at 10:47am MDT