# \$365,000 - 11235 95 Street, Edmonton

MLS® #E4462461

## \$365,000

5 Bedroom, 2.00 Bathroom, 1,780 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This charming and classic/historic 1 1/2 storey house is 1780.5 Sq FT. There are 5 bedrooms (2 main, 3 upper floor). Very mature neighbourhood with high walkability, excellent public transit, very bike able, exceptionally large park space nearby. Close to schools, churches, daycares and shopping (Kingsway Garden Mall). Separate entrance to the basement for a future secondary suite. Spacious double detached garage is accessible from the back alley. Great potential as a revenue property or as a primary residence. High home elevation adds safety and security. Large trees in front add privacy. The following upgrades (approx. \$200K) have been incrementally completed: Electrical, plumbing & HVAC were upgraded in 2017. Fibreglass roof was installed in 2024. Home insulation was completely upgraded in stages (2015-2017). Rough-in wiring for video security, Natural gas line to garage (20 x 24), PEX piping installed in 2020. Vinyl windows throughout. There is no asbestos in this house.

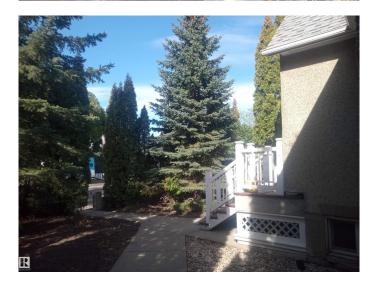
Built in 1946

#### **Essential Information**

MLS® # E4462461 Price \$365,000







Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,780

Acres 0.00

Year Built 1946

Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

## **Community Information**

Address 11235 95 Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 1K8

## **Amenities**

Amenities On Street Parking, Detectors Smoke, Front Porch, Hot Water Natural

Gas, Hot Wtr Tank-Energy Star, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Smart/Program.

Thermostat, Vinyl Windows, Natural Gas BBQ Hookup

Parking Double Garage Detached, See Remarks

Interior

Appliances Dryer, Fan-Ceiling, Garage Control, Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Wood, Stucco

Exterior Features Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable

Garden

Roof Fiberglass

Construction Wood, Stucco

Foundation Concrete Perimeter

## **School Information**

Elementary Norwood, St. Teresa

## **Additional Information**

Date Listed October 17th, 2025

Days on Market 15

Zoning Zone 05

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Listing information last updated on November 1st, 2025 at 4:32pm MDT