

Courtesy Of Gerard Y Hagan Of Sterling Real Estate

\$225,000 - 11503 96 Street, Edmonton

MLS® #E4425960

\$225,000

3 Bedroom, 1.50 Bathroom, 1,073 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Investor Alert! Builder's Dream! First-Time Buyer Goldmine! Sitting pretty on a corner lot with commercial zoning, this Alberta Avenue gem is bursting with possibilities. Whether you're eyeing redevelopment potential or rolling up your sleeves for a reno, this home delivers. Inside, you'll find 3 bedrooms, 1.5 baths, and fresh vinyl plank flooring in the living spaces—so, no outdated carpet to rip out! The spacious backyard is fully fenced, offering privacy for backyard BBQs, a future garden suite, or just a prime spot for your dog to claim as its kingdom. And with Alberta Avenue's ongoing revitalization, you're investing in a neighbourhood on the rise—think trendy cafes, local markets, and a growing community vibe. Whether you're a savvy investor, a visionary builder, or a first-time buyer looking to break into the market with a property that packs potential, this is your opportunity to capitalize on location, zoning, and future growth. Don't let this one slip away!



Built in 1907

Essential Information

| | |
|----------|-----------|
| MLS® # | E4425960 |
| Price | \$225,000 |
| Bedrooms | 3 |

| | |
|----------------|------------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,073 |
| Acres | 0.00 |
| Year Built | 1907 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11503 96 Street |
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 1T6 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Deck, Infill Property |
| Parking | No Garage |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Norwood School |
| Middle | St. Catherine |
| High | Victoria School of Arts |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 15th, 2025 |
| Days on Market | 21 |
| Zoning | Zone 05 |



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Listing information last updated on April 5th, 2025 at 6:32am MDT