

## \$170,000 - 11228 95 Street, Edmonton

MLS® #E4429778

**\$170,000**

3 Bedroom, 1.50 Bathroom, 872 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

ONLY 170K OBO!! ATTENTION ALL INFILL \* INVESTOR \* FIRST TIME BUYERS \*!!! Just look at the Beautiful Front & back infilled duplex right next door!! Almost 900 sq/ft on a 33' x 120' lot. Zoned, RF3. 3 bedroom, 1 bath 2 Storey CHARACTER HOME! Live here, Rental property, Redevelopment or just hold. Recent upgrades include electrical panel, newer furnace, hot water tank. Minutes to down town! Close to all amenities, public transportation, schools, hospital etc. Current tenants want to stay!! Prime location! Offering numerous opportunities for redevelopment Total money maker at this below market value price!! Bring all offers!

Built in 1915

### Essential Information

MLS® #	E4429778
Price	\$170,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	872
Acres	0.00
Year Built	1915
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11228 95 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1K9

### **Amenities**

Amenities	Hot Water Natural Gas, R.V. Storage
Parking Spaces	3
Parking	Single Garage Detached

### **Interior**

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

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

### **School Information**

Elementary	Grandin School
Middle	St. Catherine Catholic
High	Victoria School of the Art

### **Additional Information**

Date Listed	April 9th, 2025
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Days on Market	16
Zoning	Zone 05
Foreclosure	Yes

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Listing information last updated on April 25th, 2025 at 6:17am MDT