

## \$289,000 - 11711 94 Street, Edmonton

MLS® #E4457147

**\$289,000**

4 Bedroom, 2.00 Bathroom, 854 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

AMAZING Alberta Avenue bungalow! This one has it all, with character & modern updates! Main floor features 2 bedrooms, a full bath with JACUZZI TUB, and a bright, updated kitchen. The SPACIOUS MOTHER-IN-LAW SUITE downstairs has 2 bedrooms and its own full bath, perfect for family, guests. Step outside to the FULL WRAP-AROUND FENCED YARD with a stone back patio, front porch, fire pit with bench seating, and a single detached garage – Perfect for pets, entertaining, or relaxing evenings. Move-in ready with no carpet; furnace and hot water tank both updated in 2013.

Built in 1932

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457147               |
| Price          | \$289,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 854                    |
| Acres          | 0.00                   |
| Year Built     | 1932                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11711 94 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1J1         |

## Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Front Porch, No Smoking Home |
| Parking   | Single Garage Detached             |

## Interior

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                |
| Stories      | 2                                                                                        |
| Has Suite    | Yes                                                                                      |
| Has Basement | Yes                                                                                      |
| Basement     | Full, Finished                                                                           |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Vinyl                                                                                    |
| Foundation        | Concrete Perimeter                                                                             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 05              |

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