

\$269,900 - 11148 96 Street, Edmonton

MLS® #E4461878

\$269,900

3 Bedroom, 1.50 Bathroom, 1,381 sqft

Single Family on 0.00 Acres

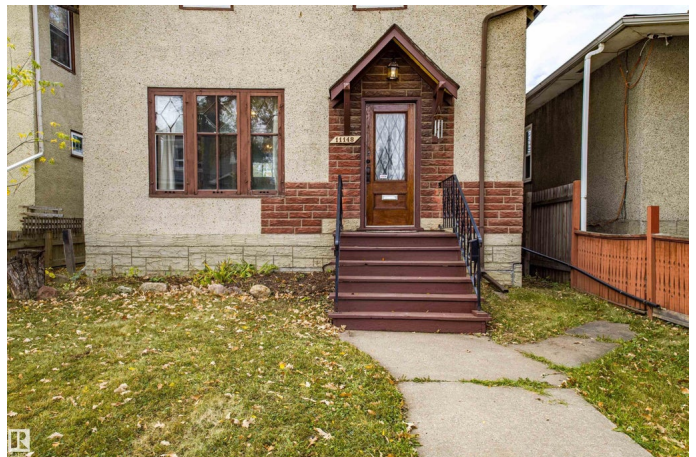
Alberta Avenue, Edmonton, AB

Welcome home to 'The Ivan,' a stately gentleman full of warmth and character. This tastefully updated gem boasts 1381 sq ft of living that blends vintage charm with modern amenities. Upstairs, 3 equally SPACIOUS bedrooms w closets, plus 4-piece bath. A balcony off the second-level bonus office/craft/art studio. Entertain in style in the stunningly elegant dining room w fireplace and pocket doors leading to the large living room, featuring picture rail and a half bath. Beautiful wood floors throughout. The renovated kitchen features an apron sink, gas stove, and butler pantry. Upgrades include kitchen remodel, addition of half bath & pantry, balcony floor & beam replacement, 100amp electrical, furnace 2021, shingles 2022. Fully fenced with an oversized single garage and room for RV parking.

Built in 1915

Essential Information

MLS® #	E4461878
Price	\$269,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,381



Acres	0.00
Year Built	1915
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11148 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1S7

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Fire Pit, Hot Water Natural Gas, Parking-Extra, R.V. Storage
Parking	Over Sized, Single Garage Attached

Interior

Appliances	Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	33 x 120
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Norwood Public School
Middle	Spruce Avenue School
High	St. Joseph Catholic

Additional Information

Date Listed	October 12th, 2025
Days on Market	2
Zoning	Zone 05

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Listing information last updated on October 14th, 2025 at 3:47am MDT