

## \$279,900 - 11216 94 Street, Edmonton

MLS® #E4436493

**\$279,900**

4 Bedroom, 2.00 Bathroom, 927 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Great opportunity to own this well maintained single family home 4 beds & 2 full baths, conveniently located within minutes to Downtown, U of A, NAIT, Grant MacEwan, Kingsway/Royal Alex Station, the River Valley, and much more! This great home offers about 1800 Sqft living space, with 2+2 bedrooms & a den, 2 full bathrooms, and 2 living areas, you can get all the separation needed. The backyard has ample space for activities or gardening, and RV parking. Upgrades within the last 10 years include: SHINGLES, 100 AMP SERVICE, VINYL SIDING, VINYL WINDOWS, HWT, LIGHT FIXTURES, APPLIANCES, BATHROOM VANITIES, & FLOORING. As you enter the home, you are greeted with PLENTY OF WINDOWS and a GENEROUS LIVING ROOM SPACE adjacent to a separate & sizeable dining area. There are 2 spacious bedrooms and full bathroom at main floor, another 2 big bedroom+den and 2nd full bathroom at basement providing additional living space. You will not be disappointed of this great valued home!

Built in 1943

### Essential Information

MLS® # E4436493

Price \$279,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	927
Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11216 94 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1G9

### Amenities

Amenities	Off Street Parking
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 15th, 2025

Days on Market 37

Zoning Zone 05

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