

## \$250,000 - 11619 96 Street, Edmonton

MLS® #E4435953

**\$250,000**

2 Bedroom, 1.00 Bathroom, 765 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Discover timeless charm in this unique bungalow with a bonus loft, tucked in the vibrant heart of Alberta Avenue. This character-filled home features original oak hardwood floors, decorative ceilings, and an abundance of natural light streaming through large windows with custom blinds. The spacious living area includes a front entry with vaulted ceiling and a cozy gas fireplace, while the open dining room connects seamlessly to the updated kitchen, complete with quartz counters, bamboo butcher block, exposed brick chimney, and newer cabinetry. The loft offers unique storage options, and two generous bedrooms flank a stunning main bath with a soaker tub and vintage-style shower. Relax in the private, low-maintenance backyard under one of Edmonton's oldest oak trees. With an oversized single garage, carport, and just steps to the thriving Alberta Avenue arts scene, this home blends history, style, and community in one unforgettable package.

Built in 1929

### Essential Information

MLS® # E4435953

Price \$250,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 765                    |
| Acres          | 0.00                   |
| Year Built     | 1929                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11619 96 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1T8         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Vaulted Ceiling                        |
| Parking Spaces | 2                                      |
| Parking        | Single Carport, Single Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas              |
| Fireplace    | Yes                                    |
| Fireplaces   | Insert, Mantel                         |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | Full, Unfinished                       |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 12th, 2025

Days on Market                36

Zoning                            Zone 05

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