

## \$264,900 - 11148 96 Street, Edmonton

MLS® #E4461878

**\$264,900**

3 Bedroom, 1.50 Bathroom, 1,381 sqft

Single Family on 0.00 Acres

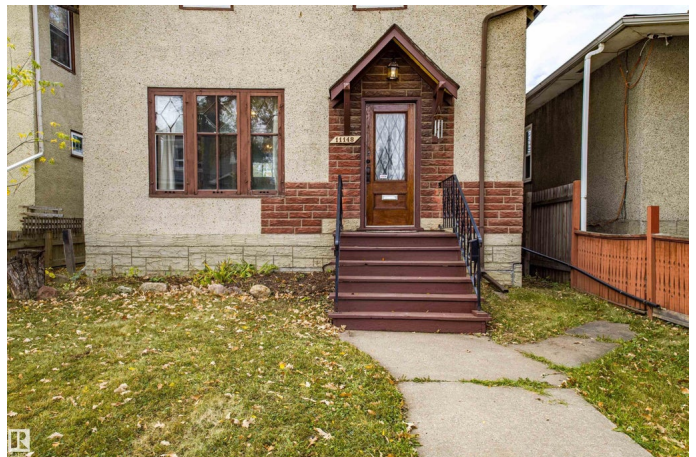
Alberta Avenue, Edmonton, AB

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. Upgrades include kitchen remodel featuring apron sink, gas stove, addition of half bath & pantry, balcony floor & beam replacement & resurfacing, interior weeping tile + additional sump pump & extra interior wall framing + added teleposts (2016) 100 amp electrical, high efficiency furnace 2021 (ducts cleaned Oct 2025) new shingles (2022) and fenced (2018) with an oversized single garage and room for RV parking.

Built in 1915

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461878  |
| Price     | \$264,900 |
| 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 Detached                                                             |

### **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 | 40                 |
| Zoning         | Zone 05            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 20th, 2025 at 9:32pm MST