

## **\$365,000 - 11235 95 Street, Edmonton**

MLS® #E4462461

### **\$365,000**

5 Bedroom, 2.00 Bathroom, 1,780 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This charming and classic/historic 1 1/2 storey house is 1780.5 Sq FT. There are 5 bedrooms (2 main, 3 upper floor). Very mature neighbourhood with high walkability, excellent public transit, very bike able, exceptionally large park space nearby. Close to schools, churches, daycares and shopping (Kingsway Garden Mall). Separate entrance to the basement for a future secondary suite. Spacious double detached garage is accessible from the back alley. Great potential as a revenue property or as a primary residence. High home elevation adds safety and security. Large trees in front add privacy. The following upgrades (approx. \$200K) have been incrementally completed: Electrical, plumbing & HVAC were upgraded in 2017. Fibreglass roof was installed in 2024. Home insulation was completely upgraded in stages (2015-2017). Rough-in wiring for video security, Natural gas line to garage (20 x 24), PEX piping installed in 2020. Vinyl windows throughout. There is no asbestos in this house.

Built in 1946

### **Essential Information**

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Price \$365,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,780                  |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11235 95 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1K8         |

### Amenities

|           |                                                                                                                                                                                                                                             |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Front Porch, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, See Remarks                                                                                                                                                                                                         |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dryer, Fan-Ceiling, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Unfinished                                                                   |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                              |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | Fiberglass         |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Norwood, St. Teresa |
|------------|---------------------|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 35                 |
| Zoning         | Zone 05            |

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Listing information last updated on November 21st, 2025 at 7:32am MST