\$400,000 - 11216 91 Street, Edmonton

MLS® #E4456446

\$400,000

3 Bedroom, 2.00 Bathroom, 1,650 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming 2-storey home in Alberta Avenue offering 1,650 sq ft of well-designed living space. The main floor features a bright, airy living room that flows into a spacious dining area and a kitchen with ample cabinetry and stainless steel appliances. Upstairs includes 3 bedrooms, a 4-piece bath with stand-up shower and clawfoot tub, and a new primary ensuite bathroom. The primary suite has opportunity to add an ensuite bathroom as labeled in the home. Outside, enjoy a fenced backyard with deckâ€"perfect for relaxing or entertaining. The double detached garage provides ample parking and storage and includes SOLAR PANELS FOR ENERGY **EFFICIENCY!** Recent improvements and upgrades include central AC, new furnace, new hot water tank completed in 2018. Located close to schools, playgrounds, and shopping. A great blend of character, comfort, and smart living!

Built in 1937

Essential Information

MLS® # E4456446 Price \$400.000

Bedrooms 3
Bathrooms 2.00
Full Baths 2







Square Footage 1,650 Acres 0.00 Year Built 1937

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 11216 91 Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 4A2

Amenities

Amenities Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No

Smoking Home

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Gas. Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Norwood School

Middle Spruce Avenue School

High Victoria School

Additional Information

Date Listed September 5th, 2025

Days on Market 55

Zoning Zone 05

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