

## **\$399,888 - 11545 95 Street, Edmonton**

MLS® #E4427231

**\$399,888**

5 Bedroom, 2.00 Bathroom, 999 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Revenue Production or Extended Family  
Generational Winner !! 5 Total Bedrooms ( 3 Up 2 Down 2 Kitchens 2 Full 4 Pce Baths  
1990 Year Built Integrity. Raised Bungalow  
Just Renovated Lower Living Space.  
Separate Side Entrance , Full Egress Windows  
in Lower Level. " Bay Window " , & Skylight  
on Main Floor. 2 Furnaces, Upgraded HWT,  
Recent Shingles Double Detached Garage.  
Stucco , Brick Exterior " Zero Maintenance "  
Located Next Door to the Sprucewood Public  
Library a Community Hub. Lightening Fast  
Access to Downtown, Royal Alexander  
Hospital. Reduced \$399,888 Value @11545 -  
95 Street

Built in 1990

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4427231               |
| Price          | \$399,888              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 999                    |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |                 |
|--------|-----------------|
| Style  | Raised Bungalow |
| Status | Active          |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11545 95 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1L5         |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Skylight |
| Parking   | Double Garage Detached, Rear Drive Access |

### Interior

|              |  |
|--------------|--|
| Appliances   | Garage Control, Garage Opener, Oven-Microwave, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stone  |
| Exterior Features | Back Lane, Fenced, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stone  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 05          |

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