

# \$197,000 - 11614 91 Street, Edmonton

MLS® #E4424925

**\$197,000**

2 Bedroom, 2.00 Bathroom, 622 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Wonderful opportunity for first time buyers or investors. This 622 square foot home sits on a 367m2 lot on a tree lined street in Alberta Avenue. The main floor features a living room with original hardwood, two bedrooms, three pieces main bathroom, and a galley style kitchen. The fully finished basement has a large family room, four piece bathroom, laundry room, and furnace room with lots of space for storage. Recent updates and improvements include new furnace, newer hot water tank, new front steps, as well as new carpet in the basement. The west facing back yard has plenty of shade from the summer heat as well as a large grade level deck. Close to schools, public transportation, and with quick access to NAIT, Yellowhead trail, and Kingsway garden mall.

Built in 1944

## Essential Information

MLS® #	E4424925
Price	\$197,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	622
Acres	0.00
Year Built	1944



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11614 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4B1

### **Amenities**

Amenities	Deck, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Delton
Middle	Spruce Avenue
High	Victoria

### **Additional Information**

Date Listed March 7th, 2025

Days on Market 6

Zoning Zone 05

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