

## \$165,000 - 11916 95a Street, Edmonton

MLS® #E4430836

**\$165,000**

2 Bedroom, 1.00 Bathroom, 853 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

A crooked shell with sagging grace, The house still stands, but knows its place. A dirt-floor basement, walls that moan, A structure thatâ€™s best left alone. On a quiet street with little sound, It's where true value can be found. The house may groan, but don't despairâ€™ That garage alone is worth the care. Step outside and you will see, A garage that stands in victory. Two cars wide, both warm and bright, Insulated, sealed up tight. Heated walls for winterâ€™s chill, A perfect shop or hobby thrill. On a quiet street where silence stays, This rare garage steals all the praise. Set in Alberta Aveâ€™s strong heart, Where local shops and murals start. A thriving scene, both proud and true, With artists, cafes, something new.

Built in 1912

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430836  |
| Price          | \$165,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 853       |
| Acres          | 0.00      |
| Year Built     | 1912      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 1 and Half Storey      |
| Status   | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11916 95a Street |
| Area        | Edmonton         |
| Subdivision | Alberta Avenue   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 1R5          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Crawl Space, Front Porch                                   |
| Parking Spaces | 4  |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Garage Opener, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Partial, Unfinished                         |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Asphalt  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 05          |

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Listing information last updated on April 19th, 2025 at 10:18pm MDT