

## **\$379,500 - 11331 95a Street, Edmonton**

MLS® #E4441818

**\$379,500**

3 Bedroom, 1.00 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Here's your chance to own a lovely character home in one the trendiest neighbourhoods in the city - all within walking distance of culinary delights, festivals, schools, parks, playgrounds, shopping, entertainment and recreation. Nestled in the heart of locally desired Sinclair Street, this charming red-brick two-story house built in the iconic four square style boasts many modern upgrades for efficiency and comfort. Solar panels, a high efficiency furnace, on demand hot water, and nicely updated appliances will help keep utilities lowered and comforts raised. On the main floor you'll find a tastefully updated kitchen, dining room and living room with hardwood floors - all naturally designed both for entertaining guests, or kicking back and relaxing at the end of a long day. The second floor provides a large four piece bathroom, three spacious bedrooms - two of which have surprising walk-in closets. The beautiful apple tree in the back yard guides you to a detached/insulated garage built in 2008.

Built in 1910

### **Essential Information**

MLS® # E4441818

Price \$379,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,202                  |
| Acres          | 0.00                   |
| Year Built     | 1910                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11331 95a Street |
| Area        | Edmonton         |
| Subdivision | Alberta Avenue   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 1P2          |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Front Porch, Hot Water Tankless, Solar Equipment |
| Parking   | Single Garage Detached                                                                   |

### Interior

|              |                                                                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Stories      | 2                                                                                                                                                                                          |
| Has Basement | Yes                                                                                                                                                                                        |
| Basement     | Full, Partially Finished                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                           |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Brick                                                                                                           |

Foundation                      Concrete Perimeter, See Remarks

**Additional Information**

Date Listed                      June 11th, 2025

Days on Market                6

Zoning                              Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 7:17am MDT