

## \$275,000 - 11312 91 Street, Edmonton

MLS® #E4450447

**\$275,000**

4 Bedroom, 1.50 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

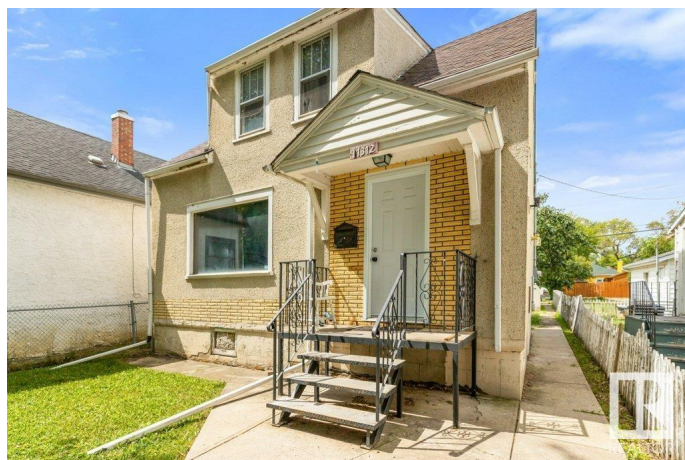
Alberta Avenue, Edmonton, AB

This exceptional find presents a thoughtfully renovated two-storey home situated in a rapidly revitalizing area. The property retains its original character with 3+1 bedrooms, showcasing beautifully re-finished hardwood floors and elegant wood trim. The kitchen and main bathroom have undergone complete renovations, featuring updated appliances for modern convenience. Significant upgrades include new water and sewer lines (with a backflow valve), a new hot water tank, improved insulation, and refreshed exterior doors and windows. The upgraded 100 amp electrical service complements the fresh paint throughout the home. The west-facing yard includes a shed-like "garage," while the basement holds promising potential with plumbing pre-installed for a second bathroom. This home offers a blend of timeless charm and contemporary updates, making it a standout opportunity.

Built in 1944

### Essential Information

MLS® #	E4450447
Price	\$275,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,092
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11312 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4A3

### Amenities

Amenities	Insulation-Upgraded, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Block

### School Information

Elementary	Norwood, St.Alphonsus
Middle	Spruce Ave, St.Catherine
High	Victoria,St. Joseph

### **Additional Information**

Date Listed	July 31st, 2025
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Days on Market	2
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Zoning	Zone 05
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Listing information last updated on August 2nd, 2025 at 12:47am MDT