

## \$259,000 - 11927 95a Street, Edmonton

MLS® #E4455415

**\$259,000**

2 Bedroom, 1.00 Bathroom, 679 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming Renovated 2-Bedroom Home on a Beautiful Tree-Lined Street Nestled on a 33' x 125' lot in the heart of a vibrant community, this fully updated 2-bedroom home blends character with modern comfort. Recent renovations include brand new windows, exterior acrylic stucco with added insulation, a welcoming front porch, a new backyard deck, and new shingles with ice and water shield—all designed to enhance curb appeal and peace of mind. Inside, you'll find a fresh, modern feel with all new paint, flooring, and appliances. The bright living spaces create a warm, inviting atmosphere, while the large deck and fully fenced yard provide a private outdoor retreat—perfect for summer BBQs or quiet evenings under the trees. The full-height basement offers excellent storage, and the drywalled, powered single-car garage adds convenience. Located on a quiet, tree-lined street, this home is minutes from NAIT, downtown, and the lively Alberta Avenue district, known for its cafés, unique shops.

Built in 1942

### Essential Information

MLS® # E4455415

Price \$259,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 679                    |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11927 95a Street |
| Area        | Edmonton         |
| Subdivision | Alberta Avenue   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 1R4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 1                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Stucco                                   |
| Exterior Features | Airport Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Stucco                                   |
| Foundation        | Concrete Perimeter                             |

### Additional Information

Date Listed August 30th, 2025

Days on Market 4

Zoning Zone 05

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