

\$335,000 - 11719 96 Street, Edmonton

MLS® #E4457508

\$335,000

4 Bedroom, 2.00 Bathroom, 1,036 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Discover the enduring charm of this 1940s home, nestled in one of Edmonton's historic tree-lined neighborhoods. Full of vintage character, the home showcases original details like classic casings, solid wood doors, and art-deco inspired kitchen cabinetry. The bright south-facing dining room opens to a sun-filled living room, while the fully finished basement offers a 2-bedroom self-contained in-law suite with a private entrance. A bonus attic living space adds flexibility for a private retreat, office, or creative studio. Providing assurance with upgrades, including plumbing, electrical, HWT and furnace for comfort and efficiency. A great opportunity to own a true heritage gem in a walkable central location.

Built in 1945

Essential Information

MLS® #	E4457508
Price	\$335,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	1945



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

Community Information

Address	11719 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1V1

Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Guest Suite, No Smoking Home, Walkout Basement, Wood Windows
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 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 September 16th, 2025 at 10:02pm MDT