

## \$339,900 - 11308 91 Street, Edmonton

MLS® #E4435408

**\$339,900**

6 Bedroom, 2.00 Bathroom, 1,161 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Renovated 1.5 storey character home on a beautifully tree lined street close to downtown, University/Colleges, entertainment, including the ice district etc. Great opportunity for an extended family, students or as an investment property. Newer roof both house and garage, newer HWT, newer vinyl plank flooring, freshly painted, newer kitchen cabinets, sink, faucets, and butcher block counters. Enjoy the summer in the spacious backyard with a nice bbq area for entertaining family and friends. The oversize garage adds lots of extra storage and room for 2 vehicles. Also, a good sized driveway for two additional vehicles. A must see before it is gone!

Built in 1944

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4435408               |
| Price          | \$339,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,161                  |
| Acres          | 0.00                   |
| Year Built     | 1944                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |                   |
|--------|-------------------|
| Style  | 1 and Half Storey |
| Status | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11308 91 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4A3         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Hot Water Natural Gas |
| Parking   | Double Garage Detached                    |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas   |
| Fireplaces   | Brick Facing, Mantel  |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | Zone 05       |

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Listing information last updated on May 12th, 2025 at 4:02am MDT