

## \$375,000 - 11423 111a Avenue, Edmonton

MLS® #E4437124

**\$375,000**

4 Bedroom, 2.00 Bathroom, 1,153 sqft  
Single Family on 0.00 Acres

Prince Rupert, Edmonton, AB

Opportunity awaits in the centrally located and up and coming neighborhood of Prince Rupert! Situated on a large lot with a newer oversize detached garage, this bungalow offers dual front entrances, newer windows, newer roof and updated electrical - an investors dream! The main floor features a spacious living room, a bright front-facing kitchen, a 4-piece bathroom, and three spacious bedrooms—one with direct access to a large updated deck and private yard. Downstairs, the original basement is ready for redevelopment and currently hosts a massive rec room, a generously sized bedroom, a 3-piece bathroom, and a storage area that was once a kitchen. Prince Rupert is a quiet charming mature neighborhood quickly gaining momentum due to its excellent central location, close to NAIT, Kingsway Mall and downtown, easy access to commuter routes and as well as green space and recreation. Don't miss this fantastic opportunity!

Built in 1952

### Essential Information

MLS® #	E4437124
Price	\$375,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,153
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11423 111a Avenue
Area	Edmonton
Subdivision	Prince Rupert
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0E9

### Amenities

Amenities	Deck, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Detached, RV Parking

### Interior

Appliances	Garage Control, Garage Opener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	JohnAMcDgall/St.Catherine
Middle	SpruceAvenue/St.Catherine
High	Victoria, St.Joseph

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	31
Zoning	Zone 08

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