

## \$349,900 - 11917 94 Street, Edmonton

MLS® #E4436451

**\$349,900**

4 Bedroom, 1.00 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming & Affordable Starter Home! Looking for the perfect blend of modern upgrades and classic character? This 2-storey gem has it all! The front porch is wonderful for those summer evenings and give lovely curb appeal. High ceilings, an open floor plan, and warm wood finishes welcome you inside. The updated kitchen & dining area (with eat-at island) is ideal for family meals & entertaining! Living room is cozy and made charming with archways. Upstairs you'll find the 4 bedrooms (one is used as an office currently) and a 4 pc bath gives everyone in the family plenty of room. The basement has 6' ceilings and is fantastic for extra storage or future finishing touches. Stepping outside, you'll find your gorgeous backyard with mature trees, a massive deck & full fencing—your own private retreat! Plus, a storage shed and space for a garage if that's in your plans.

Built in 1912

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436451  |
| Price          | \$349,900 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,269     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1912                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11917 94 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1J6         |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Ceiling 9 ft., Deck, Fire Pit |
| Parking   | 2 Outdoor Stalls              |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, See Remarks   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 05        |

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