

## **\$429,000 - 11541 94 Street, Edmonton**

MLS® #E4463542

**\$429,000**

3 Bedroom, 2.00 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This historic, character home is located in the tree lined streets of Alberta Ave and is filled with updates! The main floor features wainscotting, 9â€™™ ceilings, vinyl plank flooring throughout, large den, bright living room, a huge dining room & a full bathroom. The HUGE, DREAM KITCHEN is fully renovated with two-toned cabinets, quartz counters, gas stove with double oven, plus a built-in oven and microwave, wine fridge and bar sink. You will also find a large mudroom at the back entrance with tons of storage. Upstairs you will find 3 bedrooms, a full bathroom with claw foot tub as well as a LAUNDRY space with storage! Up in the 3RD LEVEL there is an open space featuring sloped ceilings, a perfect BOUNUSROOM. There is a lovely fenced yard with deck/patio, outdoor kitchen & garage with storage. Other UPDATES include-PLUMBING, FURNACE, ROOF, WINDOWS & 100amp ELECTRICAL! The full, unfinished basement offers lots of storage. This lovely home is full of character & is located minutes to downtown Edmonton.

Built in 1912

### **Essential Information**

MLS® # E4463542

Price \$429,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,044                  |
| Acres          | 0.00                   |
| Year Built     | 1912                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11541 94 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1H6         |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Detached                                                           |

### Interior

|              |                                                                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                 |
| Stories      | 3                                                                                                                                                         |
| Has Basement | Yes                                                                                                                                                       |
| Basement     | Full, Unfinished                                                                                                                                          |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 3                  |
| 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 October 28th, 2025 at 11:17am MDT