

## \$135,000 - 11919 96 Street Nw, Edmonton

MLS® #E4331365

**\$135,000**

4 Bedroom, 2.00 Bathroom, 942 sqft

Single Family on 0.09 Acres

Alberta Avenue, Edmonton, AB

Perfect Infill Development opportunity on this property. 33'x124.9' Lot zoned RF3. Located on a beautifully treed, quiet street in the Alberta Avenue Community. Close to Commonwealth Stadium, schools, NAIT, Concordia College, MacEwan University and close to a lot of great restaurants and shopping. Alberta Avenue has gone through a major gentrification over the past few years. Opportunity awaits. Lot value only!!

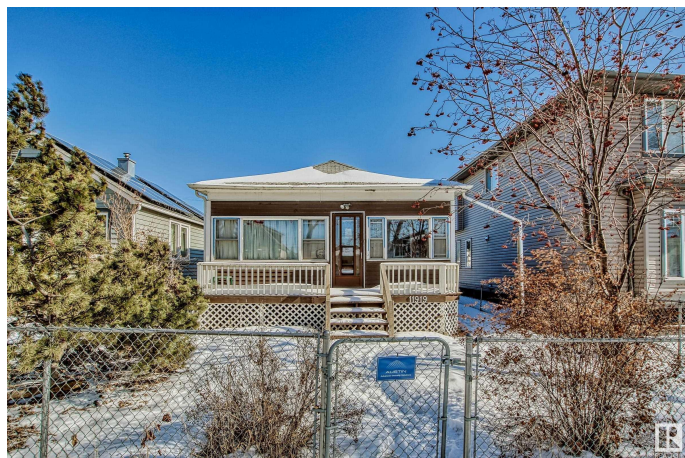
Built in 1916

### Essential Information

MLS® #	E4331365
Price	\$135,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	942
Acres	0.09
Year Built	1916
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow

### Community Information

Address 11919 96 Street Nw



Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1V6

### Amenities

Amenities	Off Street, See Remarks
Features	Off Street, See Remarks
Parking	See Remarks

### Interior

Interior	See Remarks
Interior Features	See Remarks
Heating	Forced Air-1
# of Stories	1
Has Basement	Yes
Basement	Unfinished, Full

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Construction	Wood Frame

### School Information

Elementary	Delton/St. Alphonsus
Middle	Killarney/St. Alphonsus
High	Victoria School/O'Leary

### Additional Information

Date Listed	March 15th, 2023
-------------	------------------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 May 18th, 2024 at 8:16pm MDT