

\$379,500 - 11331 95a Street, Edmonton

MLS® #E4441818

\$379,500

3 Bedroom, 1.00 Bathroom, 1,202 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Here's your chance to own a lovely character home in one the trendiest neighbourhoods in the city - all within walking distance of culinary delights, festivals, schools, parks, playgrounds, shopping, entertainment and recreation. Nestled in the heart of locally desired Sinclair Street, this charming red-brick two-story house built in the iconic four square style boasts many modern upgrades for efficiency and comfort. Solar panels, a high efficiency furnace, on demand hot water, and nicely updated appliances will help keep utilities lowered and comforts raised. On the main floor you'll find a tastefully updated kitchen, dining room and living room with hardwood floors - all naturally designed both for entertaining guests, or kicking back and relaxing at the end of a long day. The second floor provides a large four piece bathroom, three spacious bedrooms - two of which have surprising walk-in closets. The beautiful apple tree in the back yard guides you to a detached/insulated garage built in 2008.

Built in 1910

Essential Information

MLS® # E4441818

Price \$379,500

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,202
Acres	0.00
Year Built	1910
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11331 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1P2

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Front Porch, Hot Water Tankless, Solar Equipment
Parking	Single Garage Detached

Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick

Foundation Concrete Perimeter, See Remarks

Additional Information

Date Listed June 11th, 2025

Days on Market 10

Zoning Zone 05

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