

## \$199,900 - 11920 96 Street, Edmonton

MLS® #E4463605

**\$199,900**

2 Bedroom, 1.00 Bathroom, 918 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Cute, affordable and spacious bungalow situated on a beautiful tree lined street with a 20' x 24' newer insulated and drywalled double garage. This home offers a large living room, 2 spacious bedrooms with walk-in closets, a step saver kitchen with plenty of cabinets and a full 4 piece bathroom on the main floor. Partial dug out basement with some finishings that is used for a utility and laundry area. There is also plenty of storage space. The entire yard is maintenance free and there is an added front porch that is not included in the square footage. Newer laminate flooring and cabinetry. Zoned RF3

Built in 1943

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4463605               |
| Price          | \$199,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 918                    |
| Acres          | 0.00                   |
| Year Built     | 1943                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11920 96 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1V5         |

## Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | No Animal Home, No Smoking Home   |
| Parking   | Double Garage Detached, Insulated |

## Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 1                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Partial, Partially Finished                                                                  |

## Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 05            |

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Listing information last updated on November 4th, 2025 at 4:32pm MST