

## \$269,900 - 11148 96 Street, Edmonton

MLS® #E4461878

**\$269,900**

3 Bedroom, 1.50 Bathroom, 1,381 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome home to 'The Ivan,' a stately gentleman full of warmth and character. This tastefully updated gem boasts 1381 sq ft of living that blends vintage charm with modern amenities. Upstairs, 3 equally SPACIOUS bedrooms w closets, plus 4-piece bath. A balcony off the second-level bonus office/craft/art studio. Entertain in style in the stunningly elegant dining room w fireplace and pocket doors leading to the large living room, featuring picture rail and a half bath. Beautiful wood floors throughout. The renovated kitchen features an apron sink, gas stove, and butler pantry. Upgrades include kitchen remodel, addition of half bath & pantry, balcony floor & beam replacement, 100amp electrical, furnace 2021, shingles 2022. Fully fenced with an oversized single garage and room for RV parking.

Built in 1915

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461878  |
| Price          | \$269,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,381     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1915                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11148 96 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1S7         |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Fire Pit, Hot Water Natural Gas, Parking-Extra, R.V. Storage |
| Parking   | Over Sized, Single Garage Attached                                                             |

### Interior

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

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                          |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 33 x 120                                                                              |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stucco                                                                          |
| Foundation        | Concrete Perimeter                                                                    |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Norwood Public School |
| Middle     | Spruce Avenue School  |
| High       | St. Joseph Catholic   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 05            |

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Listing information last updated on October 24th, 2025 at 9:32am MDT