

## **\$179,900 - 11911 97 Street, Edmonton**

MLS® #E4462419

**\$179,900**

2 Bedroom, 1.00 Bathroom, 607 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

What a Location! This well cared for "Charming" little 2 Bedroom - 1 Bathroom - Bungalow Offers a Great Deal to the 1st Home Buyer / Investor & Business Entrepreneurs seeking a High Exposure "RM" Zoned (Medium Scale) Lot! Zoned for Office, Child Care Service & Retail Services (Such as a Cannabis Retail Store) with Signage! Currently Rented residentially for \$1,400/Month + Utilities supports a Positive Cash flow of +/- \$500 per month (@ 4.5% w/20% down, 25 Year Amortization). This home features 1940's Character Charm w/ hardwood floors, 2 Front Replaced Windows, Basement Sump Pump & A Completely repainted Exterior. Fenced backyard with room for Lots of Parking & Plenty of room for RV Parking as well. The property features 97 Street High Exposure Traffic with a Full Service Road in-front of the house. This is a Great Buy for those seeking a LOW COST solution to get into the Market with a Multitude of Possibilities not traditionally Found in many residential neighbourhoods!

Built in 1944

### **Essential Information**

MLS® # E4462419

Price \$179,900

Lease Rate \$10



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 607                    |
| Acres          | 0.00                   |
| Year Built     | 1944                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11911 97 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1Y7         |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | No Smoking Home, Parking-Extra, R.V. Storage |
| Parking Spaces | 4                                            |
| Parking        | Rear Drive Access, RV Parking                |

### **Interior**

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 1                                                             |
| Has Basement | Yes                                                           |
| Basement     | Partial, Unfinished                                           |

### **Exterior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                         |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                           |

**Additional Information**

Date Listed           October 15th, 2025  
Days on Market     20  
Zoning                Zone 05

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