

## \$329,900 - 11534 92 Street, Edmonton

MLS® #E4432823

**\$329,900**

6 Bedroom, 3.00 Bathroom, 1,362 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming and well-maintained 1,361 sq ft home with loads of curb appeal! Located in the vibrant community of Alberta Avenue, this inviting property is ideal for multi-generational living, featuring three separate living areas, each with its own kitchen, bathroom, and separate entrance for added privacy. With a total of six bedrooms, there's plenty of space for everyone. The main floor is freshly painted and showcases original hardwood floors, with large windows that flood the home with natural light. Outside, enjoy a private, fully fenced yard, a single-car garage, and extra parking. A standout feature is the rooftop deck, offering a great view of the neighborhood—perfect for morning coffee or evening relaxation. Recent upgrades include new shingles, a newer furnace, and a newer hot water tank. Nestled on a quiet, tree-lined street, this home is full of character, flexibility, and potential—a fantastic opportunity in a central location.

Built in 1951

### Essential Information

MLS® #	E4432823
Price	\$329,900
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,362
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11534 92 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0Z7

### **Amenities**

Amenities	On Street Parking, See Remarks, Rooftop Deck/Patio
Parking Spaces	2
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Washer, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	5
Zoning	Zone 05

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