

# \$365,000 - 11235 95 Street, Edmonton

MLS® #E4462461

## \$365,000

5 Bedroom, 2.00 Bathroom, 1,507 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Seller is willing to complete renovations which are underway or negotiate to sell it in the present condition. This 1 1/2 storey house has 5 bedrooms and is situated in a very mature neighbourhood with high walkability, excellent public transit, very bikeable, exceptionally large park space nearby. Close to schools, daycares and shopping (Kingsway Garden Mall). The following high cost upgrades have already been completed: Electrical, plumbing & HVAC were upgraded in 2017. Fibreglass roof was installed in 2024. Home insulation was completely upgraded in stages (2015-2017). Rough-in wiring for video security, Natural gas line to garage (20 x 24), PEX piping installed in 2020. Vinyl windows throughout.

Built in 1946

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462461  |
| Price          | \$365,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,507     |
| Acres          | 0.00      |
| Year Built     | 1946      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 1 and Half Storey      |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11235 95 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1K8         |

### Amenities

|           |                                                                                                                                                                                                                                             |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Front Porch, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, See Remarks                                                                                                                                                                                                         |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dryer, Fan-Ceiling, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Unfinished                                                                   |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                              |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof              | Fiberglass                                                                                                                                |
| Construction      | Wood, Stucco                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                        |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Norwood, St. Teresa |
|------------|---------------------|

**Additional Information**

Date Listed           October 17th, 2025  
Days on Market     5  
Zoning                Zone 05

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