

## \$154,900 - 11721 94 St, Edmonton

MLS® #E4444175

**\$154,900**

3 Bedroom, 3.00 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Property is Sold as is Where is for Lot Value. INFILL Opportunity Knocks on Albertâ€™s Avenue! This 3-bedroom, 3-full-bath home is packed with Potential and needs Renovations. Whether youâ€™re a savvy investor or a homeowner ready to build sweat equity, this property offers a fantastic layout. Featuring a spacious floorplan, generously sized rooms, and three full bathrooms. Located in a desirable neighborhood close to transit, parks, schools, and downtown, this is your chance to transform a diamond in the rough into your dream home or a valuable investment. Bring your imagination and tools! Property can be restored to habitable condition.

Built in 1911

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4444175               |
| Price          | \$154,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 1911                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 11721 94 St    |
| Area        | Edmonton       |
| Subdivision | Alberta Avenue |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5G 1J1        |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | See Remarks                               |
| Parking   | No Garage, Rear Drive Access, See Remarks |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | ensuite bathroom         |
| Appliances        | None                     |
| Heating           | See Remarks              |
| Stories           | 2                        |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                       |
| Exterior Features | Back Lane, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Stucco                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 39              |
| Zoning         | Zone 05         |

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