

## **\$609,000 - 5525 111 Avenue, Edmonton**

MLS® #E4445411

**\$609,000**

4 Bedroom, 2.00 Bathroom, 1,095 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Charming 1949 bungalow on a generous lot (796 sq.m.) in the historical neighbourhood of Highlands. This classic bungalow offers 2 bedrooms up and 2 downstairs + 2 full bathrooms. Walk up and inside and you will fall in love with all the natural light, arched doorways, coved ceilings and much more. The main floor has the original hardwood floors which are in good condition & the kitchen was tweaked to give it a more open floor plan. Downstairs has a recreation room, 2 bedrooms, 1-3 piece bathroom. Move outside to the beautiful south-facing backyard and enjoy the low maintenance landscaping lined with gorgeous perennials and mature trees. This rare find is situated on a lovely tree lined street close to the Gibbard block, Fox Burger, Candid Coffee, Made in Highlands gift store, Highlands Liquor, Sabor restaurant and much more. \*added info: HWT - 2 years old, shingles are 7-8 years old, vinyl windows approx 20 years old, updated PEX plumbing, 2008 electrical upgrades (new stack on the house)

Built in 1949

### **Essential Information**

MLS® # E4445411

Price \$609,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5525 111 Avenue
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 0K6

### Amenities

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Virginia Park
Middle	Highlands Junior High
High	Eastglen High School

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	5
Zoning	Zone 09

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