

## \$269,900 - 11148 96 Street, Edmonton

MLS® #E4461878

**\$269,900**

3 Bedroom, 1.50 Bathroom, 1,381 sqft  
Single Family on 0.00 Acres

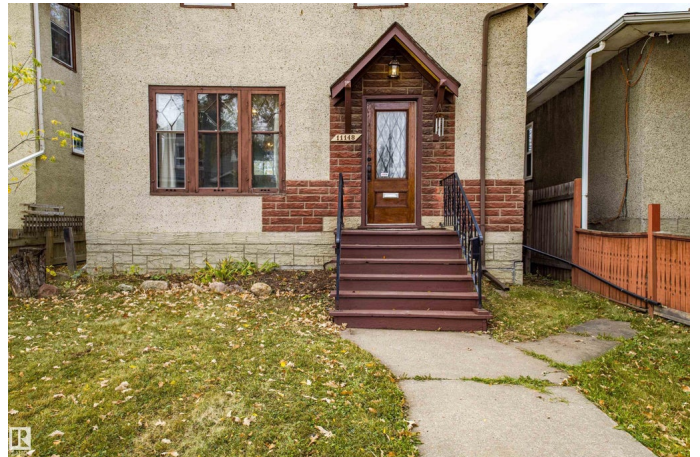
Alberta Avenue, Edmonton, AB

Welcome home to 'The Ivan,' a stately gentleman full of warmth and character. This tastefully updated gem boasts 1381 sq ft of living that blends vintage charm with modern amenities. Upstairs, 3 equally SPACIOUS bedrooms w closets, plus 4-piece bath. A balcony off the second-level bonus office/craft/art studio. Entertain in style in the stunningly elegant dining room w fireplace and pocket doors leading to the large living room, featuring picture rail and a half bath. Beautiful wood floors throughout. The renovated kitchen features an apron sink, gas stove, and butler pantry. Upgrades include kitchen remodel, addition of half bath & pantry, balcony floor & beam replacement, 100amp electrical, furnace 2021, shingles 2022. Fully fenced with an oversized single garage and room for RV parking.

Built in 1915

### Essential Information

MLS® #	E4461878
Price	\$269,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,381



Acres	0.00
Year Built	1915
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11148 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1S7

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Fire Pit, Hot Water Natural Gas, Parking-Extra, R.V. Storage
Parking	Over Sized, Single Garage Attached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	33 x 120
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Norwood Public School
Middle	Spruce Avenue School
High	St. Joseph Catholic

**Additional Information**

Date Listed	October 12th, 2025
Days on Market	1
Zoning	Zone 05

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Listing information last updated on October 13th, 2025 at 3:47pm MDT