

\$269,900 - 11625 91 Street, Edmonton

MLS® #E4443665

\$269,900

2 Bedroom, 1.00 Bathroom, 886 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This adorable single-family home is waiting for your personal touch and yard love. Re-done in 2007, you can easily call this 2 bed, 1 bath property on a 33x 120 lot your next investment or home. Charming west-facing front veranda, both the front entrance and bathroom (with clawfoot tub) feature slate tile, Maple hardwood flooring + kitchen cabinetry, stainless appliances, a water filtration system, and 100-amp service. New roof + shingles 2024, HWT 2023, and newer windows that let in plenty of natural light. Laundry is in the boot/coat room on the back porch. Outside, an insulated single detached garage + RV parking provides ample secure parking and storage, alongside a gardener's dream yard with room to grow whatever your heart desires. The basement is ready for drywall and development if you so choose. Conveniently located on a picturesque tree-lined street within walking distance to transportation, shopping, coffee shops, the arts community, and vibrant Little Italy.

Built in 1924

Essential Information

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Price \$269,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	886
Acres	0.00
Year Built	1924
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11625 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4A9

Amenities

Amenities	On Street Parking, Fire Pit, Parking-Extra, R.V. Storage, Vinyl Windows
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed June 20th, 2025

Days on Market 3

Zoning Zone 05

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