

## **\$399,888 - 11545 95 Street, Edmonton**

MLS® #E4427231

**\$399,888**

5 Bedroom, 2.00 Bathroom, 999 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Revenue Production or Extended Family  
Generational Winner !! 5 Total Bedrooms ( 3 Up 2 Down 2 Kitchens 2 Full 4 Pce Baths  
1990 Year Built Integrity. Raised Bungalow  
Just Renovated Lower Living Space.  
Separate Side Entrance , Full Egress Windows  
in Lower Level. " Bay Window " , & Skylight  
on Main Floor. 2 Furnaces, Upgraded HWT,  
Recent Shingles Double Detached Garage.  
Stucco , Brick Exterior " Zero Maintenance "  
Located Next Door to the Sprucewood Public  
Library a Community Hub. Lightening Fast  
Access to Downtown, Royal Alexander  
Hospital. Reduced \$399,888 Value @11545 -  
95 Street

Built in 1990

### **Essential Information**

MLS® #	E4427231
Price	\$399,888
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	999
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family



Style	Raised Bungalow
Status	Active

### Community Information

Address	11545 95 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1L5

### Amenities

Amenities	No Animal Home, No Smoking Home, Skylight
Parking	Double Garage Detached, Rear Drive Access

### Interior

Appliances	Garage Control, Garage Opener, Oven-Microwave, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stone
Exterior Features	Back Lane, Fenced, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 24th, 2025
Days on Market	39
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS®®, Multiple Listing Service®®)  
Listing information last updated on May 2nd, 2025 at 1:47pm MDT