

## \$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 11

Zoning Zone 05

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Listing information last updated on July 1st, 2025 at 10:17am MDT