

## \$189,000 - 11927 95a Street, Edmonton

MLS® #E4433269

**\$189,000**

2 Bedroom, 1.00 Bathroom, 679 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

**\*\*\*Investor Alert\*\*\*** Unlock a prime investment opportunity with this 2-bedroom bungalow situated on a 33' x 125' lot in a strategic location. Previously rented for \$1350/month + utilities, this property offers a proven revenue stream. The generous lot size presents significant land bank potential for future development in a revitalizing area. The home features 2 bedrooms, bright living spaces, a full-height basement for storage, and a desirable large deck with a fully fenced yard – features attractive to tenants. Added value includes a drywalled, single-car garage. Strategically located minutes from NAIT and downtown, and within the vibrant Alberta Avenue district, this property benefits from high tenant demand due to proximity to education, employment, transit, local shops, and community amenities. Secure steady rental income now while holding a valuable land asset for future appreciation or redevelopment. A smart addition to any investment portfolio.

Built in 1942

### Essential Information

MLS® # E4433269

Price \$189,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	679
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11927 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1R4

### Amenities

Amenities	Deck
Parking Spaces	3
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 28th, 2025

Days on Market 4

Zoning Zone 05

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Listing information last updated on May 1st, 2025 at 10:47pm MDT