

## \$349,900 - 11917 94 Street, Edmonton

MLS® #E4436451

**\$349,900**

4 Bedroom, 1.00 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming & Affordable Starter Home! Looking for the perfect blend of modern upgrades and classic character? This 2-storey gem has it all! The front porch is wonderful for those summer evenings and give lovely curb appeal. High ceilings, an open floor plan, and warm wood finishes welcome you inside. The updated kitchen & dining area (with eat-at island) is ideal for family meals & entertaining! Living room is cozy and made charming with archways. Upstairs you'll find the 4 bedrooms (one is used as an office currently) and a 4 pc bath gives everyone in the family plenty of room. The basement has 6' ceilings and is fantastic for extra storage or future finishing touches. Stepping outside, you'll find your gorgeous backyard with mature trees, a massive deck & full fencing—your own private retreat! Plus, a storage shed and space for a garage if that's in your plans.

Built in 1912

### Essential Information

MLS® #	E4436451
Price	\$349,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,269



Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11917 94 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1J6

### Amenities

Amenities	Ceiling 9 ft., Deck, Fire Pit
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
Days on Market	10
Zoning	Zone 05

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Listing information last updated on May 24th, 2025 at 5:32am MDT