

## \$329,900 - 11534 92 Street, Edmonton

MLS® #E4432823

**\$329,900**

6 Bedroom, 3.00 Bathroom, 1,362 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming and well-maintained 1,361 sq ft home with loads of curb appeal! Located in the vibrant community of Alberta Avenue, this inviting property is ideal for multi-generational living, featuring three separate living areas, each with its own kitchen, bathroom, and separate entrance for added privacy. With a total of six bedrooms, there's plenty of space for everyone. The main floor is freshly painted and showcases original hardwood floors, with large windows that flood the home with natural light. Outside, enjoy a private, fully fenced yard, a single-car garage, and extra parking. A standout feature is the rooftop deck, offering a great view of the neighborhood—perfect for morning coffee or evening relaxation. Recent upgrades include new shingles, a newer furnace, and a newer hot water tank. Nestled on a quiet, tree-lined street, this home is full of character, flexibility, and potential—a fantastic opportunity in a central location.

Built in 1951

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432823  |
| Price     | \$329,900 |
| Bedrooms  | 6         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,362                  |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11534 92 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 0Z7         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, See Remarks, Rooftop Deck/Patio |
| Parking Spaces | 2  |
| Parking        | Single Garage Detached                             |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Washer, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 05          |

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Listing information last updated on April 30th, 2025 at 1:17pm MDT