

Courtesy Of Tammy A Booth Of 2% Realty

\$189,900 - 11541 97 Street, Edmonton

MLS® #E4447677

\$189,900

3 Bedroom, 2.00 Bathroom, 928 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Opportunity knocks with this charming 1910 1½-storey home on a generous, private lot featuring two independent rental suites! Located minutes from NAIT, Grant MacEwan, and a wealth of amenities, it's the perfect blend of vintage character and modern comfort. The spacious main level boasts 2 bedrooms, 1 bath, and its own entrance and climate control. The upper bachelor suite offers a full kitchen, 3-piece bath with original claw-foot tub, and separate access ideal for tenant privacy. This property has consistently generated approx. \$35K annually over the past three years, making it a fantastic investment. Mature landscaping provides a warm, cottage-like feel and peaceful outdoor space. A rare opportunity for homeowners or savvy investors alike!

Built in 1903

Essential Information

MLS® #	E4447677
Price	\$189,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.00
Year Built	1903



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11541 97 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 5G1

Amenities

Amenities	Off Street Parking, On Street Parking, Crawl Space, Patio, R.V. Storage, See Remarks
Parking	2 Outdoor Stalls, RV Parking, Stall, See Remarks

Interior

Appliances	Hood Fan, Oven-Microwave, Stove-Countertop Electric, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

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

Additional Information

Date Listed	July 14th, 2025
Days on Market	1
Zoning	Zone 05

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