

## **\$329,000 - 11539 St Albert Trail, Edmonton**

MLS® #E4433293

**\$329,000**

3 Bedroom, 1.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

**ATTENTION RENOVATORS & DEVELOPERS!** Welcome to this original family owned home located in one of Edmontons most upcoming neighbourhoods Inglewood. Steps to Westmount shopping mall & Groat Road the direct line to the U of A campus. This timeless home is waiting for your next flip or infill development (43 X 117 SQ.ft RF3 Lot). Property has a great bones and an excellent outter shell, plus roof. The main floor has a classic layout with spacious living room, large bedroom, 4 piece bathroom, & kitchen. The upstairs features two generous sized bedrooms. The basement is ready for your finishing touches & offers an updated furnace. Decent backyard with accessibility & single detached garage. A little sweat equity will go far one this one folks.

Built in 1950

### **Essential Information**

MLS® #	E4433293
Price	\$329,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,313
Acres	0.00
Year Built	1950



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

### Community Information

Address	11539 St Albert Trail
Area	Edmonton
Subdivision	Inglewood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 3L4

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Lot Description	43 X 117 SQ.FT
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 29th, 2025
Days on Market	3
Zoning	Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 12:47am MDT