

## \$228,000 - 11319 94 Street, Edmonton

MLS® #E4456545

**\$228,000**

2 Bedroom, 1.00 Bathroom, 794 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this charming and updated bungalow nestled on a quiet tree-lined street. Bright and inviting, the spacious living room features unique angled windows that flood the space with natural light. The modernized kitchen offers ample cabinetry, updated counters, a newer stove, and a cozy breakfast nook with a fold-down dining table—plus a brand new dishwasher (2025). Two well-sized bedrooms are separated by a refreshed 4-piece bath. Downstairs, the partial basement provides laundry, mechanical, and extra storage. Outside, enjoy a fenced and landscaped 33'x120' lot, newer front steps, an older single garage with extra parking, and a newly built wood patio (2025) perfect for summer evenings. Other recent upgrades include shingles (2016), 100 amp electrical service upgrade (2024), fresh paint, and interior foundation work (2021). Close to schools, shopping, and transit, this home blends classic character with modern updates—ideal for first-time buyers or investors. Don't miss this fantastic opportunity.

Built in 1935

### Essential Information

MLS® # E4456545

Price \$228,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	794
Acres	0.00
Year Built	1935
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11319 94 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1H2

### Amenities

Amenities	Detectors Smoke, No Smoking Home, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Abbott School (K-6)
Middle	A. Blair McPherson (K-9)
High	Academy at King Edward

**Additional Information**

Date Listed	September 6th, 2025
Days on Market	2
Zoning	Zone 05

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 September 8th, 2025 at 7:32am MDT