

## \$229,000 - 11545 95 Street, Edmonton

MLS® #E4460004

**\$229,000**

5 Bedroom, 2.00 Bathroom, 998 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Attention Contractor's, Renovator's, Restoration Trades. This Property Suffered a Fire Day prior to Closing Late May 2025. 1990 Year Built Raised Bungalow . Previous Double Garage Gone, Concrete Pad Intact. Fire entered the Roof Trusses of Residence , Some or All Require Replacement . Appearing Structurally Sound requires " Down to the Studs " on Main Floor. Separate Entrance to 2 Bedroom Suite, w/ Full Egress Windows. Furnaces, Upgraded HWT Stucco Exterior. Located 1 Door away from The Sprucewood Public Library a Community Hub. Lightening Fast Access to Downtown, Royal Alexander Hospital, Yellowhead \$ 229,000 \*\* No Warranties or Representation's Property Sold " As Is Where Is " \*\* Recapture to Previous will Yield Fiscal Rewards 11545 - 95 Street

Built in 1990

### Essential Information

MLS® #	E4460004
Price	\$229,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	998
Acres	0.00
Year Built	1990



Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	11545 95 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1L5

### **Amenities**

Amenities	See Remarks
Parking	Rear Drive Access

### **Interior**

Appliances	Oven-Microwave, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 29th, 2025
Days on Market	2
Zoning	Zone 05

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Listing information last updated on October 1st, 2025 at 7:02am MDT