

## \$339,900 - 11308 91 Street, Edmonton

MLS® #E4435408

**\$339,900**

6 Bedroom, 2.00 Bathroom, 1,161 sqft  
Single Family on 0.00 Acres

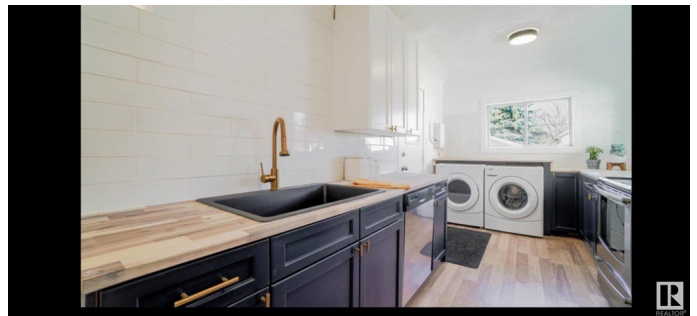
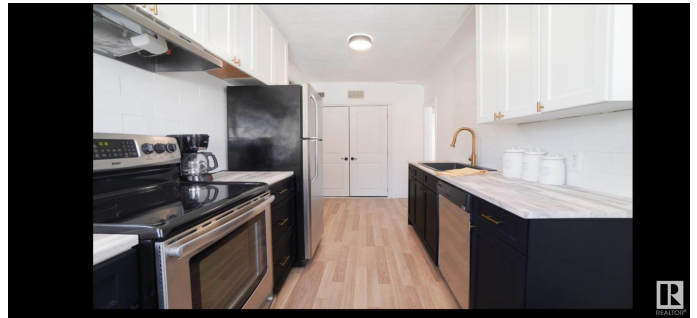
Alberta Avenue, Edmonton, AB

Renovated 1.5 storey character home on a beautifully tree lined street close to downtown, University/Colleges, entertainment, including the ice district etc. Great opportunity for an extended family, students or as an investment property. Newer roof both house and garage, newer HWT, newer vinyl plank flooring, freshly painted, newer kitchen cabinets, sink, faucets, and butcher block counters. Enjoy the summer in the spacious backyard with a nice bbq area for entertaining family and friends. The oversize garage adds lots of extra storage and room for 2 vehicles. Also, a good sized driveway for two additional vehicles. A must see before it is gone!

Built in 1944

### Essential Information

MLS® #	E4435408
Price	\$339,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,161
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family



Style 1 and Half Storey  
Status Active

### Community Information

Address 11308 91 Street  
Area Edmonton  
Subdivision Alberta Avenue  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5B 4A3

### Amenities

Amenities Off Street Parking, Hot Water Natural Gas  
Parking Double Garage Detached

### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two  
Heating Forced Air-2, Natural Gas  
Fireplaces Brick Facing, Mantel  
Stories 3  
Has Suite Yes  
Has Basement Yes  
Basement Full, Finished

### Exterior

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

### Additional Information

Date Listed May 9th, 2025  
Days on Market 2  
Zoning Zone 05

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Listing information last updated on May 11th, 2025 at 12:02am MDT