

## **\$379,500 - 11331 95a Street, Edmonton**

MLS® #E4441818

### **\$379,500**

3 Bedroom, 1.00 Bathroom, 1,202 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Here's your chance to own a lovely character home in one the trendiest neighbourhoods in the city - all within walking distance of culinary delights, festivals, schools, parks, playgrounds, shopping, entertainment and recreation. Nestled in the heart of locally desired Sinclair Street, this charming red-brick two-story house built in the iconic four square style boasts many modern upgrades for efficiency and comfort. Solar panels, a high efficiency furnace, on demand hot water, and nicely updated appliances will help keep utilities lowered and comforts raised. On the main floor you'll find a tastefully updated kitchen, dining room and living room with hardwood floors - all naturally designed both for entertaining guests, or kicking back and relaxing at the end of a long day. The second floor provides a large four piece bathroom, three spacious bedrooms - two of which have surprising walk-in closets. The beautiful apple tree in the back yard guides you to a detached/insulated garage built in 2008.

Built in 1910

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4441818  |
| Price    | \$379,500 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,202                  |
| Acres          | 0.00                   |
| Year Built     | 1910                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11331 95a Street |
| Area        | Edmonton         |
| Subdivision | Alberta Avenue   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 1P2          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Front Porch, Hot Water Tankless, Solar Equipment |
| Parking   | Single Garage Detached   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick   |

Foundation                      Concrete Perimeter, See Remarks

**Additional Information**

Date Listed                      June 11th, 2025  
Days on Market                5  
Zoning                              Zone 05

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