

## \$174,000 - 11733 92 Street, Edmonton

MLS® #E4433768

**\$174,000**

2 Bedroom, 2.00 Bathroom, 721 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Time to own a HOME! Or keep this as a rental and build on the land later. Affordable and do-able. This little bungalow is almost 750 Square Feet and is steps away from all the fun shops and restaurants along 118th avenue. The lot size is 32 X 120 and it is RF3 Zoned. HIGH EFFICIENT furnace. Newer roof. Dry basement. 2 bedrooms up plus one 4 piece bath. A second four piece bath in the basement is pretty rough. Keep and rent or move in and start building equity. LOVELY WIDE TREE-LINED STREET. Lots of light and a large yard. Public transportation and a short drive to Yellowhead Freeway. Beautiful EAST FACING backyard ensure loads of beautiful morning sun in the kitchen. Come buy!

Built in 1929

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4433768      |
| Price          | \$174,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 721           |
| Acres          | 0.00          |
| Year Built     | 1929          |
| Type           | Single Family |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11733 92 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1A2         |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | No Smoking Home                     |
| Parking   | Single Garage Detached, See Remarks |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 1                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Partially Finished                              |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 26            |
| Zoning         | Zone 05       |

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Listing information last updated on May 27th, 2025 at 11:02am MDT