

## \$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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