

## \$220,000 - 11315 97 Street, Edmonton

MLS® #E4461761

**\$220,000**

2 Bedroom, 1.50 Bathroom, 912 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to Alberta Avenue! Ideally located just 7-10 minutes from Downtown, this prime location offers quick access to major institutions including NorQuest College, NAIT, MacEwan University, the University of Alberta, Concordia University and a quick 3-minute drive to Royal Alexandra Hospital -making it a fantastic investment opportunity for students, professionals, or savvy investors. Families will appreciate the proximity to a variety of schools, including Francophone, Public, and Catholic elementary options, all just 2-8 minutes away. Shopping is a breeze with Kingsway Mall, North Town Centre, and Londonderry Mall all within a 7-12 minute drive. Enjoy excellent transit connections, including easy access to buses and LRT stations. Nature lovers will love being just minutes from the River Valley, Borden Park, and Rundle Park- perfect for weekend outings and outdoor activities. Don't miss your chance to be part of this vibrant community!

Built in 1927

### Essential Information

MLS® #	E4461761
Price	\$220,000
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	912
Acres	0.00
Year Built	1927
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11315 97 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X3

### Amenities

Amenities	On Street Parking, Deck
Parking Spaces	2
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed           October 10th, 2025  
Days on Market       1  
Zoning                Zone 05

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