

# \$310,000 - 11635 97 Street, Edmonton

MLS® #E4453124

## \$310,000

4 Bedroom, 2.00 Bathroom, 825 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This extensively renovated 900 sq ft bungalow offers 4 bedrooms and 2 bathrooms, perfect for first-time buyers or investors alike. Ideally located just minutes from downtown, this home combines character with modern upgrades. Recent improvements include new shingles, siding, insulation, parging, sidewalk, fencing, and mostly new windows. Inside, you'll find a stylish barn wood feature wall, updated lighting, fresh laminate flooring, a fully updated kitchen with stainless steel appliances, and a refreshed full bath. The basement a rare find in this area provides extra living space, bedrooms, with a second kitchen and storage. The beautifully landscaped backyard is a private oasis with a deck and pergola built around a mature tree, a cozy firepit area, custom planters, a new oversized shed, perennials, shrubs, and elegant wood gates.

Built in 1929

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453124  |
| Price          | \$310,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 825       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1929                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11635 97 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1Y1         |

### Amenities

|           |           |
|-----------|-----------|
| Amenities | Deck      |
| Parking   | No Garage |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 2                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Vinyl, Stucco                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl, Stucco                      |
| Foundation        | Concrete Perimeter                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 05           |

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