



## 11317 95A Street Edmonton AB

\$399,900

Welcome to this stunning infill property in the heart of the historic Alberta Avenue. This home offers modern living with unique features including a fully permitted 1-bedroom legal basement suite, making it perfect for homeowners or investors. The main floor welcomes you with an open layout & a living area that's bright and inviting, with large windows that flood the space with natural light. The well-appointed kitchen boasts sleek cabinetry, stainless steel appliances, quartz counters making it ideal for both cooking & entertaining. Upstairs, are two generously sized bedrooms, each with their own private bathrooms, including a primary with a huge ensuite & a walk-in closet fit for royalty. The fully finished legal basement suite features a separate entrance, a full kitchen, a spacious bedroom, a full bath and its own laundry. Situated in a hot community that's undergoing revitalization, with trendy cafes, markets, arts spaces & close to transportation & downtown Edmonton. This home is a solid investment.

Listing Presented By:



Originally Listed by:  
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