



## 11649 95 Street Edmonton AB

\$333,000

Step into the timeless elegance of this 1456 sqft above grade traditional two-storey home, located in the heart of Edmonton's Alberta Avenue neighborhood. With its historical architecture & modern updates, this home blends character and convenience. The main floor boasts a large kitchen w/ newer appliances, a cozy living room & open dining room & a powder room for guests. The upper floor features 3 bedrooms & a 4-piece bathroom. The basement offers extra living space, ideal for a family room or home office or a 4th bedroom, & the laundry room. This well-maintained property also features a double detached garage, heated & insulated, w/newly redone shingles in 2024, house was done a few years prior. Additional recent upgrades include a FURNACE, AIR CONDITIONING & HWT, exterior painting, and a stunning concrete patio and Cosmos wildflowers along the fences perfect for outdoor relaxation & entertaining. Close to all amenities, ready for your finishing touches.

Listing Presented By:



Originally Listed by:  
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