

# \$287,500 - 11234 91 Street, Edmonton

MLS® #E4462677

## \$287,500

3 Bedroom, 2.00 Bathroom, 804 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Step inside this fully renovated gem in one of the city’s most exciting up-and-coming neighbourhoods! Upstairs, downstairs, the yard and even the garage has been thoughtfully updated – blending character and modern comfort. The open-concept main floor features stylish finishes, new flooring, upgraded lighting, and a sleek kitchen with stainless steel appliances. The spa-inspired bath, fresh paint, and energy-efficient windows make it move-in ready. Downstairs is full height with a full bath, great rec room and a bedroom with large windows and extra added storage. Outside, you’ll find a spacious yard perfect for summer evenings and a pickup-truck-sized garage with extra storage for tools, toys, or a workshop. Live steps from local cafés, parks, and boutique shops – the perfect mix of community and convenience. Ideal for first-time buyers, investors, or anyone craving a turnkey home in a neighbourhood on the rise.

Built in 1944

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462677  |
| Price     | \$287,500 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 804                    |
| Acres          | 0.00                   |
| Year Built     | 1944                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11234 91 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4A2         |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Deck, Detectors Smoke, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking Spaces | 4                                                                                                                                       |
| Parking        | Double Garage Detached                                                                                                                  |

### Interior

|              |                                                                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace    | Yes                                                                                                                                                   |
| Fireplaces   | Wall Mount                                                                                                                                            |
| Stories      | 2                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                    |
| Exterior Features | Fenced, Landscaped, Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Norwood School K-6       |
| Middle     | Spruce Avenue School 7-9 |
| High       | Victoria School 10-12    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 05            |

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Listing information last updated on October 21st, 2025 at 7:32am MDT

