

## \$165,000 - 11916 95a Street, Edmonton

MLS® #E4430836

**\$165,000**

2 Bedroom, 1.00 Bathroom, 853 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

A crooked shell with sagging grace, The house still stands, but knows its place. A dirt-floor basement, walls that moan, A structure thatâ€™s best left alone. On a quiet street with little sound, It's where true value can be found. The house may groan, but don't despairâ€™ That garage alone is worth the care. Step outside and you will see, A garage that stands in victory. Two cars wide, both warm and bright, Insulated, sealed up tight. Heated walls for winterâ€™s chill, A perfect shop or hobby thrill. On a quiet street where silence stays, This rare garage steals all the praise. Set in Alberta Aveâ€™s strong heart, Where local shops and murals start. A thriving scene, both proud and true, With artists, cafes, something new.

Built in 1912

### Essential Information

MLS® #	E4430836
Price	\$165,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	853
Acres	0.00
Year Built	1912



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	11916 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1R5

### Amenities

Amenities	Crawl Space, Front Porch
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated

### Interior

Appliances	Garage Opener, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Asphalt
Exterior Features	Back Lane, Fenced, Golf Nearby, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 14th, 2025
Days on Market	5
Zoning	Zone 05

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