

## \$189,900 - 11541 97 Street, Edmonton

MLS® #E4447677

**\$189,900**

3 Bedroom, 2.00 Bathroom, 928 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Opportunity knocks with this charming 1910 1½-storey home on a generous, private lot—featuring two independent rental suites! Located minutes from NAIT, Grant MacEwan, and a wealth of amenities, it’s the perfect blend of vintage character and modern comfort. The spacious main level boasts 2 bedrooms, 1 bath, and its own entrance and climate control. The upper bachelor suite offers a full kitchen, 3-piece bath with original claw-foot tub, and separate access—ideal for tenant privacy. This property has consistently generated approx. \$35K annually over the past three years, making it a fantastic investment. Mature landscaping provides a warm, cottage-like feel and peaceful outdoor space. A rare opportunity for homeowners or savvy investors alike!

Built in 1903

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447677  |
| Price          | \$189,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 928       |
| Acres          | 0.00      |
| Year Built     | 1903      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11541 97 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 5G1         |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Crawl Space, Patio, R.V. Storage, See Remarks |
| Parking   | 2 Outdoor Stalls, RV Parking, Stall, See Remarks                                     |

### Interior

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
| Appliances   | Hood Fan, Oven-Microwave, Stove-Countertop Electric, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-2, Natural Gas                                                                |
| Stories      | 2                                                                                        |
| Has Basement | Yes                                                                                      |
| Basement     | See Remarks, Unfinished                                                                  |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 05         |

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Listing information last updated on August 2nd, 2025 at 9:17pm MDT