Courtesy Of Christopher Nichol Of Sterling Real Estate

$489,000 - 11240 95a Street, Edmonton

MLS® #E4448414

$489,000
6 Bedroom, 3.50 Bathroom, 2,376 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

A house built for a growing family and entertaining, this 1989 infill is nestled in the heart of old Norwood on locally desired Sinclair Street within walking distance of culinary delights, festivals, schools, parks, playgrounds, shopping, entertainment and recreation. Upon entering, the spaciousness is what will first strike you. The living and dining room are designed for entertaining, the sizable den has a fireplace for coziness, the large kitchen is very functional, yet provides freedom to add our own personal touch. Upstairs is an impressive master bedroom with a 4 piece ensuite, a walk in closet, and its own balcony! Inside and out, it boasts the hallmarks of a house well maintained by owners who truly cared. Bedrooms, bathrooms, floors and many windows have been nicely updated over time, plus NEW: roof in 2023, hot water tank in 2025, dryer in 2024, garage roof in 2021, garage doors in 2023, & stove in 2024. Out the back door is a lovely elevated deck and a detached double car garage.

Built in 1989

Essential Information

MLS® #	E4448414
Price	$489,000

Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,376
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11240 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1N8

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Wood Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Curtains and Blinds
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 17th, 2025
Days on Market	16
Zoning	Zone 05

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