

## \$329,000 - 11539 St Albert Trail, Edmonton

MLS® #E4433293

**\$329,000**

3 Bedroom, 1.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

**ATTENTION RENOVATORS & DEVELOPERS!** Welcome to this original family owned home located in one of Edmontons most upcoming neighbourhoods Inglewood. Steps to Westmount shopping mall & Groat Road the direct line to the U of A campus. This timeless home is waiting for your next flip or infill development (43 X 117 SQ.ft RF3 Lot). Property has a great bones and an excellent outter shell, plus roof. The main floor has a classic layout with spacious living room, large bedroom, 4 piece bathroom, & kitchen. The upstairs features two generous sized bedrooms. The basement is ready for your finishing touches & offers an updated furnace. Decent backyard with accessibility & single detached garage. A little sweat equity will go far one this one folks.

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433293  |
| Price          | \$329,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,313     |
| Acres          | 0.00      |
| Year Built     | 1950      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11539 St Albert Trail |
| Area        | Edmonton              |
| Subdivision | Inglewood (Edmonton)  |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5M 3L4               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 43 X 117 SQ.FT  |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 07          |

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Listing information last updated on May 2nd, 2025 at 5:17am MDT