

\$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 | 5 |
| Zoning | Zone 05 |

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