

\$269,000 - 11317 97 Street, Edmonton

MLS® #E4458946

\$269,000

3 Bedroom, 1.50 Bathroom, 835 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Well loved BRICK house with equal parts charm and modern upgrades! Surrounded by tall hedges this beautifully maintained home is a charming oasis in the heart of the city, only a few minutes commute to downtown! The original brick exterior, hardwood floors, antique fireplace, and window moldings are complimented by A/C, RUBBER shingles (2014) with a 50+ year useful life + eaves troughs, NEW TRIPLE PANE windows throughout (2024) including vinyl egress windows in the basement, redone Wirsbo water lines throughout (2014) new ABS sanitary drain lines replacing the original cast iron lines in the floor, SUMP PUMP with weeping tile, + backflow valve and redone MAIN WATER SUPPLY LINE, plus a NEW high efficiency furnace (2024), and a newer hot water tank (2017). Other improvements include a fantastic, fully fenced back yard (2014), the older single car garage was retro fit into a large storage unit w/ newer shingles, and the front deck was redone with composite decking in 2019. As TURNKEY as it gets!

Built in 1927

Essential Information

MLS® # E4458946

Price \$269,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	835
Acres	0.00
Year Built	1927
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11317 97 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1X3

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Vinyl Windows, Natural Gas Stove Hookup
Parking	Single Garage Detached

Interior

Appliances	Air Conditioning-Central, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Brick
Exterior Features	Fenced, Low Maintenance Landscape, Private Setting, Public Transportation, Schools, Treed Lot
Roof	Vinyl Shingles

Construction	Brick
Foundation	Brick

Additional Information

Date Listed	September 20th, 2025
Days on Market	19
Zoning	Zone 05

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