

## \$235,000 - 11128 95a Street, Edmonton

MLS® #E4457973

**\$235,000**

2 Bedroom, 2.00 Bathroom, 899 sqft  
Single Family on 0.00 Acres

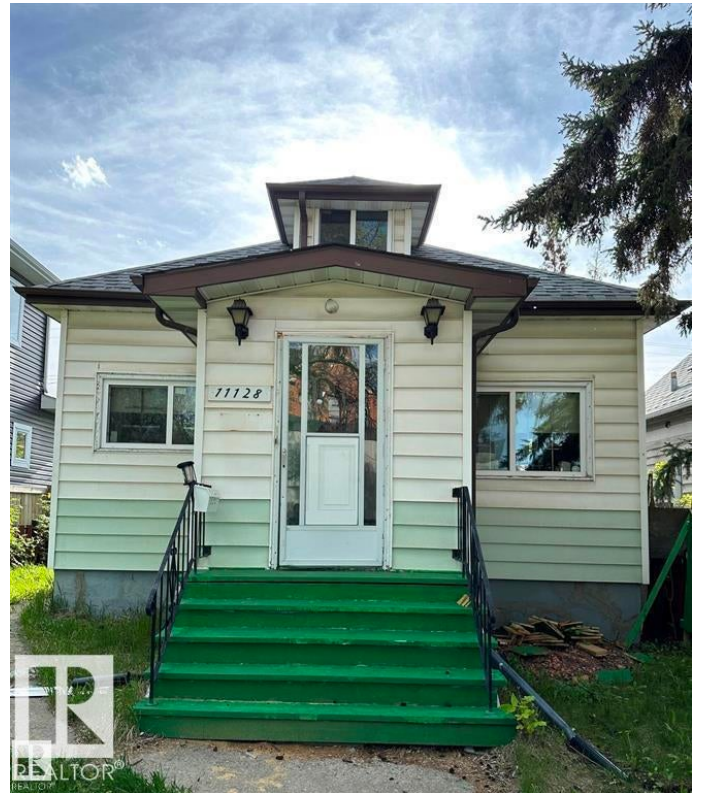
Alberta Avenue, Edmonton, AB

Investor & builder alert! This property sits on a 33x120 RF3 zoned lot, offering excellent potential for redevelopment. With the ability to build a front/back duplex, this is a prime opportunity to take advantage of Edmonton's growing demand for infill housing. The current home features 2 bedrooms, 2 full bathrooms, and a loft upstairs, providing a functional layout for those who may wish to hold and rent while planning their future project. What truly sets this property apart is the location. Directly across the street from Norwood Public School, and just minutes to Downtown, the River Valley, Commonwealth Stadium, LRT access, shopping, and major roadways, this central area is experiencing rapid transformation and growth. Whether you're an investor, builder, or someone looking for a property with strong upside, this lot offers tremendous potential in one of Edmonton's most accessible communities.

Built in 1915

### Essential Information

MLS® #	E4457973
Price	\$235,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	899
Acres	0.00
Year Built	1915
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11128 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1N7

### **Amenities**

Amenities	See Remarks
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access, RV Parking, See Remarks

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed            September 16th, 2025

Zoning                Zone 05

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Listing information last updated on September 16th, 2025 at 6:02pm MDT