

## \$429,000 - 11611 111a Avenue, Edmonton

MLS® #E4441694

**\$429,000**

5 Bedroom, 2.00 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

Prince Rupert, Edmonton, AB

Nestled in Prince Rupert's family-friendly enclave, this **NEWLY RENOVATED** pristine single-story gem blends modern comforts with timeless appeal. **NEW PAINT** throughout, Sunlight cascades through the living and dining areas, highlighting gleaming **BRAND NEW** floors and a sleek, updated kitchen with **NEW Quartz** counter top as well as all Stainless steel appliances such as new fridge and microwave. Downstairs, the fully finished basement surprises with a chic full bathroom, a built-in entertainment bar, and two adaptable rooms ideal for guests, hobbies, or a home gym. Outside, a sprawling deck overlooks a sun-drenched south-facing yard, perfect for summer gatherings, while the oversized double garage ensures ample storage. Electric panel upgraded to 100 A. Strategically positioned minutes from NAIT, LRT stations, downtown buzz, schools, and shops, this turnkey retreat balances tranquility with urban convenience. Impeccably maintained and move-in ready, it's a rare blend of cozy charm and functional luxury.

Built in 1952

### Essential Information

MLS® # E4441694

Price \$429,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,130                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11611 111a Avenue |
| Area        | Edmonton          |
| Subdivision | Prince Rupert     |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5G 0G2           |

### Amenities

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

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed June 11th, 2025

Days on Market 6

Zoning Zone 08

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