

\$179,900 - 11911 97 Street, Edmonton

MLS® #E4462419

\$179,900

2 Bedroom, 1.00 Bathroom, 607 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

What a Location! This well cared for "Charming" little 2 Bedroom - 1 Bathroom - Bungalow Offers a Great Deal to the 1st Home Buyer / Investor & Business Entrepreneurs seeking a High Exposure "RM" Zoned (Medium Scale) Lot! Zoned for Office, Child Care Service & Retail Services (Such as a Cannabis Retail Store) with Signage! Currently Rented residentially for \$1,400/Month + Utilities supports a Positive Cash flow of +/- \$500 per month (@ 4.5% w/20% down, 25 Year Amortization). This home features 1940's Character Charm w/ hardwood floors, 2 Front Replaced Windows, Basement Sump Pump & A Completely repainted Exterior. Fenced backyard with room for Lots of Parking & Plenty of room for RV Parking as well. The property features 97 Street High Exposure Traffic with a Full Service Road in-front of the house. This is a Great Buy for those seeking a LOW COST solution to get into the Market with a Multitude of Possibilities not traditionally Found in many residential neighbourhoods!

Built in 1944

Essential Information

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Price \$179,900

Lease Rate \$10



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	607
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11911 97 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1Y7

Amenities

Amenities	No Smoking Home, Parking-Extra, R.V. Storage
Parking Spaces	4
Parking	Rear Drive Access, RV Parking

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
Days on Market	34
Zoning	Zone 05

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