\$479,500 - 11240 95a Street, Edmonton

MLS® #E4448414

\$479,500

6 Bedroom, 3.50 Bathroom, 2,376 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

A house built for a growing family and entertaining, this 1989 infill is nestled in the heart of old Norwood on locally desired Sinclair Street within walking distance of culinary delights, festivals, schools, parks, playgrounds, shopping, entertainment and recreation. Upon entering, the spaciousness is what will first strike you. The living and dining room are designed for entertaining, the sizable den has a fireplace for coziness, the large kitchen is very functional, yet provides freedom to add our own personal touch. Upstairs is an impressive master bedroom with a 4 piece ensuite, a walk in closet, and its own balcony! Inside and out, it boasts the hallmarks of a house well maintained by owners who truly cared. Bedrooms, bathrooms, floors and many windows have been nicely updated over time, plus NEW: roof in 2023, hot water tank in 2025, dryer in 2024, garage roof in 2021, garage doors in 2023, & stove in 2024. Out the back door is a lovely elevated deck and a detached double car garage.

Built in 1989

Essential Information

MLS® # E4448414 Price \$479,500







Bedrooms 6

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,376

Acres 0.00

Year Built 1989

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 11240 95a Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 1N8

Amenities

Amenities Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke,

Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl

Windows, Wood Windows

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling,

Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems,

Washer, Water Softener, Curtains and Blinds

Heating Forced Air-1, Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Mantel, Stone Facing

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Level Land, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 17th, 2025

Days on Market 107

Zoning Zone 05

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