

## \$149,000 - 11721 94 St, Edmonton

MLS® #E4444175

**\$149,000**

0 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Property is Sold as is Where is for Lot Value. INFILL Opportunity Knocks on Albertâ€™s Avenue! This 3-bedroom, 3-full-bath home is packed with Potential and needs Renovations. Whether youâ€™re a savvy investor or a homeowner ready to build sweat equity, this property offers a fantastic layout. Featuring a spacious floorplan, generously sized rooms, and three full bathrooms. Located in a desirable neighborhood close to transit, parks, schools, and downtown, this is your chance to transform a diamond in the rough into your dream home or a valuable investment. Bring your imagination and tools! Property can be restored to habitable condition.

### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4444175        |
| Price      | \$149,000       |
| Bathrooms  | 3.00            |
| Full Baths | 3               |
| Acres      | 0.00            |
| Type       | Single Family   |
| Sub-Type   | Vacant Lot/Land |
| Style      | 2 Storey        |
| Status     | Active          |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 11721 94 St    |
| Area        | Edmonton       |
| Subdivision | Alberta Avenue |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5G 1J1        |

### **Amenities**

|         |                                           |
|---------|-------------------------------------------|
| Parking | No Garage, Rear Drive Access, See Remarks |
|---------|-------------------------------------------|

### **Interior**

|                   |                  |
|-------------------|------------------|
| Interior Features | ensuite bathroom |
|-------------------|------------------|

### **Exterior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
|-------------------|--------------------------------------------------------------------------------------------------------------------|

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | June 25th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 61 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 05 |
|--------|---------|

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Listing information last updated on August 25th, 2025 at 5:17pm MDT