Courtesy Of Ayantu Amente Of Exp Realty

$339,000 - 11725 97 Street, Edmonton

MLS® #E4453950

$339,000
6 Bedroom, 2.00 Bathroom, 1,159 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This legally suited home brings in $3,100/month ($1,700 upstairs + $1,400 basement). The main floor offers a bright living room, dining area, updated kitchen, 3 bedrooms & a 4-piece bath. The legal basement suite has 3 more bedrooms, full kitchen & 4-piece bath with shared laundry. Recent upgrades include newer furnace, hot water tank & shingles. Outside, enjoy a covered back porch, low-maintenance yard, plus a double garage & large parking pad. Live upstairs while renting the suite, or hold as a strong cash-flowing investment!

Built in 1929

Essential Information

MLS® #	E4453950
Price	$339,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,159
Acres	0.00
Year Built	1929
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11725 97 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1Y3

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas
Parking	Double Garage Detached

Interior

Appliances	Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Commercial, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 20th, 2025
Days on Market	80
Zoning	Zone 05

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Listing information last updated on November 8th, 2025 at 1:47am MST