

# \$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 | 81                |
| Zoning         | Zone 05           |

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