

## \$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 | 94              |
| Zoning         | Zone 05         |

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Listing information last updated on October 19th, 2025 at 2:02pm MDT