

## \$439,000 - 11611 111a Avenue, Edmonton

MLS® #E4436099

**\$439,000**

5 Bedroom, 2.00 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

Prince Rupert, Edmonton, AB

Nestled in Prince Rupert's family-friendly enclave, this pristine single-story gem blends modern comforts with timeless appeal. Sunlight cascades through the living and dining areas, highlighting gleaming hardwood floors and a sleek, updated kitchen. Downstairs, the fully finished basement surprises with a chic full bathroom, a built-in entertainment bar, and three adaptable rooms ideal for guests, hobbies, or a home gym. Outside, a sprawling deck overlooks a sun-drenched south-facing yard, perfect for summer gatherings, while the oversized double garage ensures ample storage. New paint on wall and window. New fridge, New microwave, New flooring in the basement bedroom and the kitchen. Electric panel upgraded to 100 A. Strategically positioned minutes from NAIT, LRT stations, downtown buzz, schools, and shops, this turnkey retreat balances tranquility with urban convenience. Impeccably maintained and move-in ready, it's a rare blend of cozy charm and functional luxury!

Built in 1952

### Essential Information

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Price \$439,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11611 111a Avenue
Area	Edmonton
Subdivision	Prince Rupert
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0G2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 13th, 2025

Zoning Zone 08

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