

# \$189,700 - 11903 91 Street, Edmonton

MLS® #E4463131

**\$189,700**

1 Bedroom, 0.00 Bathroom, 1,759 sqft  
Single Family on 0.00 Acres

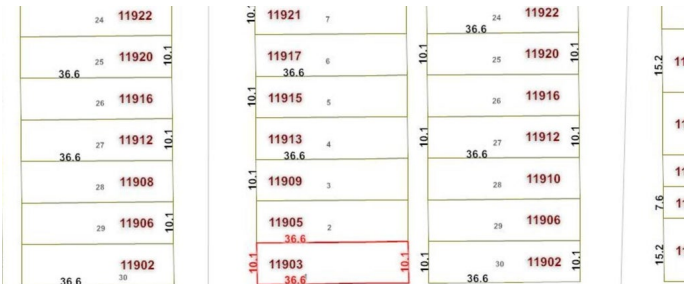
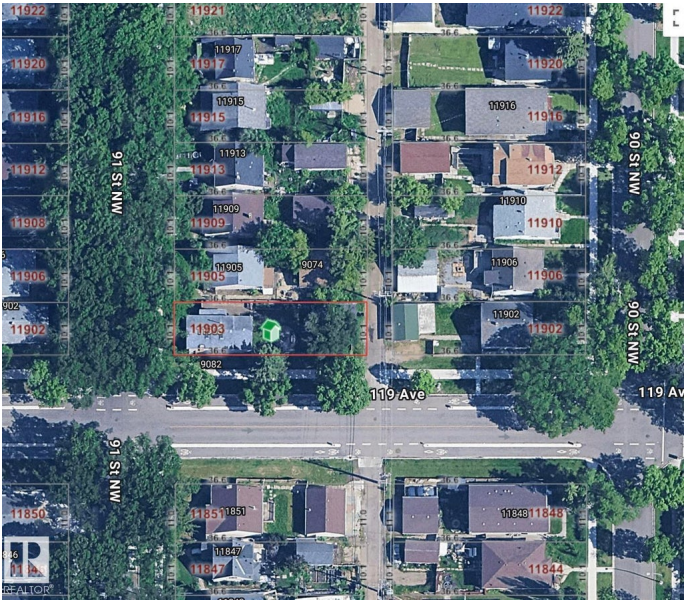
Alberta Avenue, Edmonton, AB

WOW...Where to start?? \*Cue fairytale harp music\* "Once upon a time in Alberta Ave..." a property owner rented to some tenants who managed to cause a fire in their garbage, up against the northside of the house. This made wonderfully intriguing modern art with the melted vinyl siding. Not to be outdone, they proceeded to have more cats and dogs than their lease agreement allowed. And then at some point during a dark and stormy night (probably), the "Great Electrical Fire" started downstairs. Thankfully, nobody was injured except the house (and the owner's balance sheet) Which brings us to YOUR chance at Happily Ever After in Alberta Ave! Seller's loss = Your gain. If you're the right combination of Ambitious + Well-Financed, then bring this beauty back to life! If it was off 124st in Westmount, it'd cost way more than this! But honestly given it's a corner lot, best bet is for infill/redevelopment. Front/Back duplex? Triplex? The choice is yours! (Just watch your step when you view...(PROPERTY SOLD AS-IS)

Built in 1902

## Essential Information

MLS® # E4463131  
Price \$189,700



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$10                   |
| Bedrooms       | 1                      |
| Bathrooms      | 0.00                   |
| Square Footage | 1,759                  |
| Acres          | 0.00                   |
| Year Built     | 1902                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11903 91 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4B7         |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Deck, Infill Property                     |
| Parking   | Rear Drive Access, Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Vinyl           |
| Exterior Features | Back Lane, Corner Lot |
| Lot Description   | CORNER                |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Vinyl           |
| Foundation        | Brick                 |

### Additional Information

Date Listed            October 22nd, 2025

Days on Market      3

Zoning                Zone 05

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Listing information last updated on October 24th, 2025 at 11:32pm MDT