

## \$304,900 - 4 11721 92 Street, Edmonton

MLS® #E4428528

### \$304,900

3 Bedroom, 2.50 Bathroom, 1,121 sqft  
Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

Discover comfort and convenience of this 2013 built townhouse in this spacious 3-bedroom, 2.5-bathroom townhouse. The main floor welcomes you with an open layout, featuring a bright living area, a dining space, and a modern kitchen with ample storage and a large peninsula. Upstairs, you'll find updated flooring throughout, a generous master suite with a private ensuite, and two additional bedrooms .The unfinished basement provides endless potential for customization, while the attached single-car garage adds convenience. Located minutes from downtown and close to schools, restaurants, and major commuting routes. This home is perfect for busy professionals or families.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428528  |
| Price          | \$304,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,121     |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4 11721 92 Street |
| Area        | Edmonton          |
| Subdivision | Alberta Avenue    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5G 1A2           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Front Porch            |
| Parking   | Single Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Slab   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 46              |
| Zoning         | Zone 05         |

Condo Fee                \$155

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 18th, 2025 at 4:02pm MDT