

## \$769,900 - 11734 95 Street, Edmonton

MLS® #E4442362

**\$769,900**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Alberta Avenue, Edmonton, AB

CLEAN AND WELL LOCATED AFTER THIS MULTI-TENANTED MIXED USED COMMERCIAL TWO STORY BUILDING SECOND FLOOR CONSIST OF 3 ONE BEDROOM AND ONE BACHELOR , MAIN TWO RETAIL SPACES ONE RETAIL SPACE IS LEASED UNTIL JUNE FIRST 2026 WITH WITH A OPTION PERIOD SPACE NUMBER 2 USED BY THE OWNER ,BUILDING HAS HAD MANY UPGRADES OVER THE YEARS . CLOSE TO COMMUNITY SHOPS AND SERVICES MINUTES AWAY BY FOOT MIXED COMMERCIAL- RESIDENTIAL PAVED PARKING LOT AND FULLY FENCED, WITH GATE AND PLUGS FOR THE TENANTS LOT ALSO HAS A DRAIN ,BUILDING FACES 95 ST ACROSS FROM SHOPPING CENTER AND DOWNTOWN AUTO GREAT OPPORTUNITY FOR A FIRST TIME INVESTOR IDEAL FOR A DAYCARE

Built in 1934

### Essential Information

MLS® #	E4442362
Price	\$769,900
Bathrooms	0.00
Acres	0.00
Year Built	1934
Type	Multi-Family Commercial



Status                      Active

**Community Information**

Address                    11734 95 Street  
Area                        Edmonton  
Subdivision               Alberta Avenue  
City                        Edmonton  
County                     ALBERTA  
Province                  AB  
Postal Code               T5G 1L9

**Exterior**

Exterior                   Mixed  
Construction             Mixed

**Additional Information**

Date Listed               June 13th, 2025  
Days on Market          32  
Zoning                     Zone 05

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 July 15th, 2025 at 1:47pm MDT