

## \$114,999 - 10911 96 Street, Edmonton

MLS® #E4451240

**\$114,999**

1 Bedroom, 0.00 Bathroom, 1,020 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

LOOKING FOR INVESTORS...TEAR DOWN and START A FRESH...This property is a tear down and being sold less than land value (assessed by the city at \$170,000.00). This home is not safe for living in. Pre-Inspection done to show all issues with the home that can be seen at this time. This can be given to all agents with offers. Great opportunity to rebuild or create something new. McCauley area recently received extensive street refresh. Property is on Back Alley with Garage. HOME SOLD AS IS/WHERE IS w/NO REPRESENTATIONS/WARRANTIES or GUARANTEES. ZONING IS DC1. \*15 DAYS POSSESSION.

Built in 1921

### Essential Information

MLS® #	E4451240
Price	\$114,999
Bedrooms	1
Bathrooms	0.00
Square Footage	1,020
Acres	0.00
Year Built	1921
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey



Status	Active
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### Community Information

Address	10911 96 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2K4

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, See Remarks

### Interior

Appliances	See Remarks
Heating	See Remarks
Stories	2
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	See Remarks
Exterior Features	Back Lane, Fenced, See Remarks
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

### Additional Information

Date Listed	August 5th, 2025
Days on Market	3
Zoning	Zone 13

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Listing information last updated on August 8th, 2025 at 2:48pm MDT