

# \$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 50  
Zoning Zone 05

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Listing information last updated on August 2nd, 2025 at 12:02am MDT