# \$899,555 - 11414 96 Street, Edmonton

MLS® #E4424069

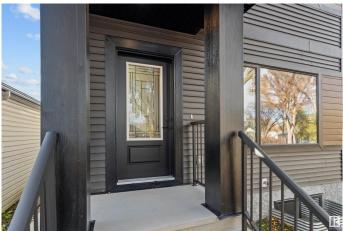
#### \$899,555

8 Bedroom, 7.00 Bathroom, 2,185 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

\*FOUR UNITS (10beds + 8bathrooms) = ONE PRICE!\* ENTIRE DUPLEX (Front+Back) w/ Fully Finished 2-bed Legal Basement Suites PER SIDE! Located within 5 mins to Concordia University of Edmonton, & 10 minutes to Downtown Edmonton. If you are looking for a steal of a deal in Edmonton, Alberta w/amazing cash flow, you do not want to miss this! Each side offers 5 bedrooms (3 up, 2 down) & 3.5 bathrooms. If you are an investor, or someone looking to start your real estate portfolio w/an awesome positive cash-flowing property, this is for you! You can live in one of these units, & rent out the other THREE! The primary bedrooms include a full ensuite bathroom & a W/I closet. No expense was spared in this stunning home, featuring a custom-designed exterior, luxury vinyl flooring, quartz counters, s.s appliances, & 9'ft ceilings main floor. Each side includes a 2bed legal basement suite w/side entrance, kitchen, laundry & heating source! Photos of similar home, some images are virtually staged. Home under construction.







Built in 2025

#### **Essential Information**

| MLS® # | E4424069  |
|--------|-----------|
| Price  | \$899,555 |

| Bedrooms       | 8                     |
|----------------|-----------------------|
| Bathrooms      | 7.00                  |
| Full Baths     | 6                     |
| Half Baths     | 2                     |
| Square Footage | 2,185                 |
| Acres          | 0.00                  |
| Year Built     | 2025                  |
| Туре           | Single Family         |
| Sub-Type       | Duplex Front and Back |
| Style          | 2 Storey              |
| Status         | Active                |

# **Community Information**

| Address     | 11414 96 Street |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1T4         |

# Amenities

| Amenities | Ceiling 9 ft., Deck, Detectors Smoke           |
|-----------|--|
| Parking   | Double Garage Detached, Single Garage Detached |

## Interior

| Interior Features | ensuite bathroom   |  |  |  |  |  |  |
|-------------------|--|--|--|--|--|--|--|
| Appliances        | Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, |  |  |  |  |  |  |
|                   | Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two        |  |  |  |  |  |  |
| Heating           | Forced Air-1, Natural Gas                                  |  |  |  |  |  |  |
| Fireplace         | Yes  |  |  |  |  |  |  |
| Fireplaces        | Glass Door   |  |  |  |  |  |  |
| Stories           | 3  |  |  |  |  |  |  |
| Has Suite         | Yes  |  |  |  |  |  |  |
| Has Basement      | Yes  |  |  |  |  |  |  |
| Basement          | Full, Finished   |  |  |  |  |  |  |
| Extorior          |  |  |  |  |  |  |  |

### Exterior

Exterior Wood, Vinyl

| Exterior Features | Back                                     | Lane,     | Fenced, | Landscaped, | Playground | Nearby, | Public |
|-------------------|--|-----------|---------|-------------|------------|---------|--------|
|                   | Transportation, Schools, Shopping Nearby |           |         |             |            |         |        |
| Roof              | Asphalt Shingles                         |           |         |             |            |         |        |
| Construction      | Wood,                                    | Vinyl     |         |             |            |         |        |
| Foundation        | Concre                                   | ete Perin | neter   |             |            |         |        |

#### **Additional Information**

- Date Listed March 5th, 2025
- Days on Market 55 Zoning Zone 05

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Listing information last updated on April 29th, 2025 at 4:02am MDT