

## \$349,900 - 2 11630 92 Street, Edmonton

MLS® #E4431671

**\$349,900**

3 Bedroom, 3.50 Bathroom, 989 sqft

Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this fantastic half duplex in the heart of Edmonton! NO CONDO FEE!! This home, built by Platinum Living Homes, offers a superb living experience with its thoughtful design and numerous desirable features. As you enter, you'll be greeted by an open concept main floor that creates a spacious and inviting atmosphere. The electric fireplace adds a touch of warmth and ambiance, while the pot lights and commercial grade flooring enhance the overall aesthetic. The upgraded fixtures, Quartz counters, soft-close cabinets, and pot drawers in the kitchen exemplify the attention to detail and quality craftsmanship throughout the house. Stainless steel appliances provide a sleek and modern touch to the kitchen, making it a delightful space for cooking and entertaining. The upper level boasts 2 bedrooms & 2 baths while the fully developed basement provides a 3rd bedroom and another bathroom. There's a single detached garage, A/C and more!! Perfect for the young family starting out!!!

Built in 2016

### Essential Information

MLS® # E4431671

Price \$349,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 989               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 11630 92 Street |
| Area        | Edmonton          |
| Subdivision | Alberta Avenue    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5G 0Z9           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Detectors Smoke, Infill Property |
| Parking Spaces | 2   |
| Parking        | Single Garage Detached                            |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Partially Landscaped, Public Transportation, See Remarks |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Vinyl      |
| Foundation   | Slab             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 05          |

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Listing information last updated on April 26th, 2025 at 4:17pm MDT