

## \$449,000 - 12011 95 Street, Edmonton

MLS® #E4435840

**\$449,000**

5 Bedroom, 3.00 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Fully Renovated House with Legal Suite & Separate Entrance—Exceptional opportunity for savvy investors! New paint, vinyl flooring, SS appliances & quartz countertops. This fully developed 5-bedroom bi-level with a legal basement suite is ready for new owners. Ideally located just minutes from Downtown Edmonton, NAIT, and Grant MacEwan, this property offers unbeatable access to key amenities and major commuter routes. The upper level boasts 3 spacious bedrooms, 2 full bathrooms, soaring 11-ft vaulted ceilings, and an open-concept layout with a modern kitchen that flows into the bright living space. The side entrance offers private and convenient access to both suites. The legal basement suite features 9-ft ceilings, large windows, 2 bedrooms, and a functional open kitchen with dining nook—making it highly appealing to tenants. Large fenced yard with room to add a garage for even greater rental appeal and value. Whether you're building your investment portfolio or looking for a property with dual rental income.

Built in 2007

### Essential Information

MLS® # E4435840

Price \$449,000





Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,163
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	12011 95 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1M6

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tank
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Washer, Window C Dishwasher-Two, Microwave
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby



Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 11th, 2025
Days on Market	3
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 May 14th, 2025 at 3:17pm MDT