

# **\$1,075,000 - 9426/9428 96a Street, Edmonton**

MLS® #E4420430

**\$1,075,000**

3 Bedroom, 3.00 Bathroom, 2,129 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Located just one block from the Millcreek Ravine and only 5 minutes from downtown Edmonton, this immaculate side-by-side duplex offers incredible potential in the thriving Bonnie Doon market. With long term tenants on both sides, each unit spans approximately 1064 sq ft and includes 3 spacious bedrooms. 9428 features a large 16'X16' deck, complete with French doors leading into a cozy den, plus a west-facing backyard perfect for sunsets. Sitting on a massive 50'X171' lot with a quad garage, this property is in a prime location, with the surrounding area seeing increasing values. The north side of the duplex has been lovingly maintained by the same tenants for several years and includes a finished basement and a second kitchen. With Edmonton's current investor market booming, this is an exceptional opportunity to capitalize on high-demand real estate in one of the city's most desirable neighborhoods.

Built in 1968

## **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | E4420430    |
| Price      | \$1,075,000 |
| Bedrooms   | 3           |
| Bathrooms  | 3.00        |
| Full Baths | 3           |



|                |                     |
|----------------|---------------------|
| Square Footage | 2,129               |
| Acres          | 0.00                |
| Year Built     | 1968                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 9426/9428 96a Street |
| Area        | Edmonton             |
| Subdivision | Bonnie Doon          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6C 3Z7              |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | See Remarks           |
| Parking   | Quad or More Detached |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dishwasher-Portable, Garage Control, Garage Opener, Window Coverings, See Remarks |
| Heating      | Forced Air-2, Natural Gas                                                                              |
| Stories      | 2                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Finished                                                                                         |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 85                 |

## Zoning

## Zone 18

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Listing information last updated on May 1st, 2025 at 4:47pm MDT