# \$925,555 - 11414 96 Street, Edmonton

MLS® #E4434473

## \$925,555

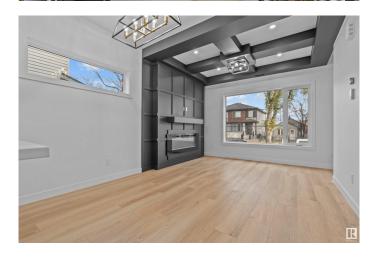
8 Bedroom, 7.00 Bathroom, 2,185 sqft Single Family on 0.00 Acres

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® # E4434473 Price \$925,555 Bedrooms 8

Bathrooms 7.00

Full Baths 6

Half Baths 2

Square Footage 2,185

Acres 0.00

Year Built 2025

Type 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

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 2nd, 2025

Days on Market 11

Zoning Zone 05

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Listing information last updated on May 13th, 2025 at 12:03pm MDT