\$925,555 - 11414 96 Street, Edmonton

MLS® #E4434473

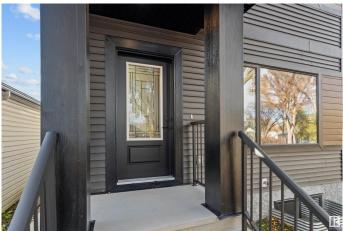
\$925,555

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 |
| 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 | May 2nd, 2025 |
|----------------|---------------|
| Days on Market | 7 |
| Zoning | Zone 05 |

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Listing information last updated on May 9th, 2025 at 2:17pm MDT