

## \$349,900 - 12015 91 Street, Edmonton

MLS® #E4448428

**\$349,900**

2 Bedroom, 2.50 Bathroom, 1,093 sqft

Condo / Townhouse on 0.00 Acres

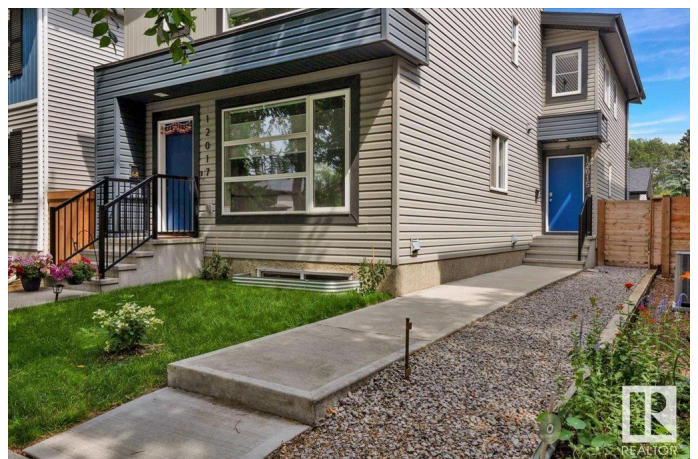
Alberta Avenue, Edmonton, AB

**ZERO CONDO FEES!** Stylish Dual Primary Suites, A rare opportunity for homeowners, investor and Airbnb hosts. Located on a beautiful tree-lined street, this chic and immaculately maintained home offers the perfect mix of style, comfort, and investment potential—with NO condo fees. The bright, open-concept main floor features 9-foot ceilings, a sleek electric fireplace, and a large picture window with upgraded coverings. The modern kitchen impresses with stainless steel appliances, white cabinetry, quartz countertops, and a flush eating bar. Also on the main level: a 2-piece powder room, pantry, extra storage, and access to a fenced backyard. Upstairs, enjoy two spacious primary suites, each with a walk-in closet and private ensuite, plus upper-floor laundry with added storage. The unfinished basement with 9-foot ceilings and plumbing rough-ins offers endless options for customization. Extras include a single detached garage, upgraded staircase, and a low-maintenance lifestyle.

Built in 2016

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4448428  |
| Price    | \$349,900 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,093             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12015 91 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4B9         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, See Remarks |
| Parking   | Single Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance |

Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 05         |

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Listing information last updated on July 27th, 2025 at 9:17am MDT