# \$475,000 - 11738 91 Street, Edmonton

MLS® #E4440350

### \$475,000

4 Bedroom, 3.50 Bathroom, 1,055 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Last remaning unit. Back unit available. Built by House Of Modernity, Whole building for sale, this Front and back duplex built by one of Edmonton's elite infill builders, a total of 2 legal units. Above grade each features 3 bed & 2.5 bath. Basement is a 1 bed 1 bath Legal Suite. Single Detached Garage included. Walking distance to all the amenities, public transit, parks, swimming. Minutes to downtown including Grant Macewan and NAIT. Excellent ROI on these buildings. Current Rental income for this duplex is \$3400 Not including Utilities based on current market rate and is forecasted to go higher. Expected Completion JUNE 2024. 6.2% cap rate. Photos of exterior and interior are of comparable property and layout. POSESSION JULY 2025



Half Baths

#### **Essential Information**

MLS® # E4440350
Price \$475,000
Bedrooms 4

Bathrooms 3.50

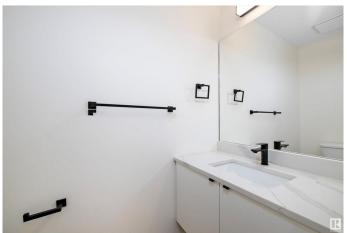
Full Baths 3

Square Footage 1,055

1

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 11738 91 Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 4B3

## **Amenities**

Amenities Carbon Monoxide Detectors

Parking Single Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Garage Opener

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 12

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 June 16th, 2025 at 8:32am MDT