

\$849,999 - 11320 91 Street, Edmonton

MLS® #E4463284

\$849,999

6 Bedroom, 5.00 Bathroom, 2,607 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Attention first time home buyers with 5% GST rebate program and investors Front and Back Duplex with Separate Entrance to the basement (options for 1 bedroom legal Suites)!! welcome to Brand new 2025-26 built Full DUPLEX (WITH OPTIONAL BASEMENT SUITE located in Alberta Avenue this duplex built by one of Edmonton's elite infill builders. Above grade each features 3 bed & 2.5 bath. Basement can be a 1 bed 1 bath Legal Suite. Walking distance to all the amenities, public transit, parks, swimming. Minutes to downtown including schools, Stadium , Roger place , Royal Alexandra Hospital and Downtown . Pictures are not of the finished house but are 3D renderings . NOTE : Front Unit CAN BE SOLD SEPARATELY AND BACK CAN BE SOLD SEPARATELY . OPTIONS TO ADD 1 BEDROOM LEGAL BASEMENT SUITE TO BOTH UNIT AT AN ADDITIONAL COST. 2 SINGLE CAR DETACHED GARAGES .



Built in 2025

Essential Information

MLS® #	E4463284
Price	\$849,999
Bedrooms	6
Bathrooms	5.00
Full Baths	4

Half Baths 2
 Square Footage 2,607
 Acres 0.00
 Year Built 2025
 Type Single Family
 Sub-Type Duplex Front and Back
 Style 2 Storey
 Status Active

Community Information

Address 11320 91 Street
 Area Edmonton
 Subdivision Alberta Avenue
 City Edmonton
 County ALBERTA
 Province AB
 Postal Code T6B 4A3

Amenities

Amenities On Street Parking, No Smoking
 Parking Double Garage Detached

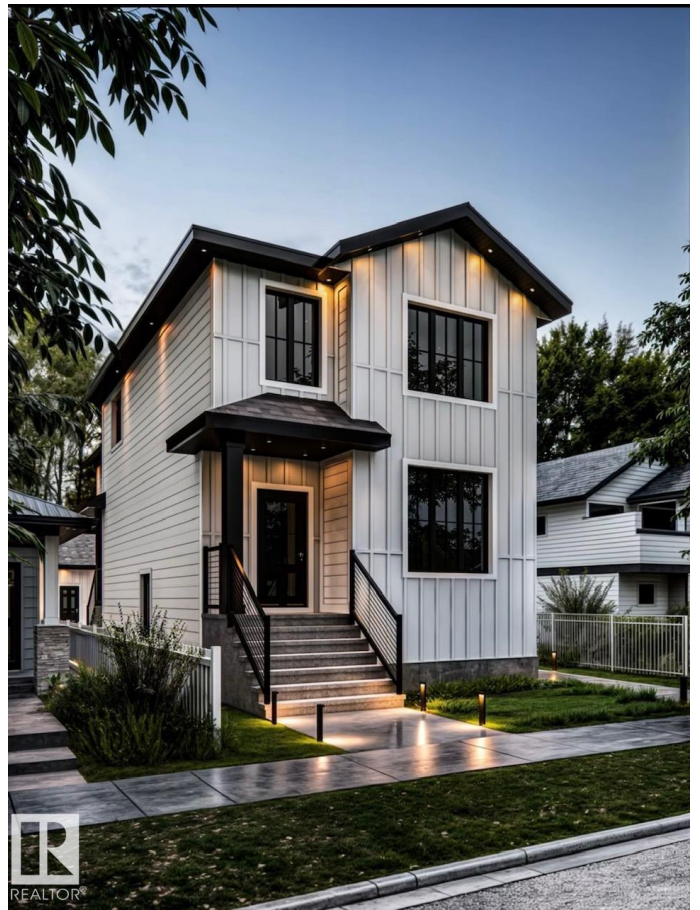
Interior

Interior Features ensuite bathroom
 Appliances See Remarks
 Heating Forced Air-1, Natural Gas
 Stories 2
 Has Basement Yes
 Basement See Remarks

Exterior

Exterior Wood, Vinyl
 Exterior Features Commercial, Flat Site, Front Yard, Fenced, Fireplaces, Schools, Shopping Nearby
 Roof Asphalt Shingles
 Construction Wood, Vinyl
 Foundation Concrete Perimeter

Additional Information



Date Listed	October 23rd, 2025
Days on Market	2
Zoning	Zone 05

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Listing information last updated on October 25th, 2025 at 5:17pm MDT