# \$950,000 - 11738 91 Street, Edmonton

MLS® #E4405427

#### \$950,000

4 Bedroom, 3.50 Bathroom, 1,044 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

ENTIRE BUILDING, 2 DUPLEX WITH 2 BASEMENT SUITES. 4 LEGAL UNITS TOTAL with main floor and basement suite. 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 \$6800 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.



#### **Essential Information**

MLS® # E4405427 Price \$950,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3

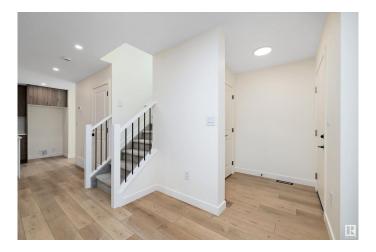
Half Baths 1

Square Footage 1,044

Acres 0.00







Year Built 2024

Single Family Type

Sub-Type **Duplex Front and Back** 

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 Double Garage Detached** 

## Interior

**Interior Features** ensuite bathroom **Appliances** Garage Opener

Heating Forced Air-1, Natural Gas

**Stories** 2 Has Suite Yes Has Basement Yes

Full, Finished Basement

### **Exterior**

Wood, Vinyl Exterior

Exterior Features **Back Lane** 

Roof **Asphalt Shingles** 

Wood, Vinyl Construction

Foundation Concrete Perimeter

#### **Additional Information**

**Date Listed** September 7th, 2024

Days on Market 237

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 May 1st, 2025 at 9:31pm MDT