\$925,555 - 11414 96 Street, Edmonton

MLS® #E4434473

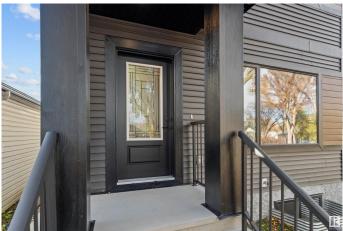
\$925,555

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	17
Zoning	Zone 05

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Listing information last updated on May 19th, 2025 at 6:17pm MDT