# \$925,555 - 11414 96 Street, Edmonton

MLS® #E4434473

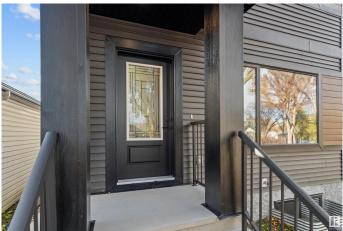
#### \$925,555

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