

## \$579,000 - 11015 96 Street, Edmonton

MLS® #E4436534

**\$579,000**

6 Bedroom, 4.00 Bathroom, 3,034 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

Investors alert! Here is your great opportunity to own this charming, 3034 sqft fourplex plus full basement! This fourplex comes with 4 municipal address of: 11015, 11017, 11019, 11021-96 Street. Features 2 units with 2 bedrooms (11019 & 11021) and 2 units with 1 bedroom (11015 & 1017). All units boasts laminate floorings, all with own kitchen, own bathroom & a good-sized storage room that could be converted to an in-suite laundry, all with its own entrances. Full basement with coin operated laundry room and plenty of storage spaces. Upgrades during years: newer shingles, windows, hi-efficiency furnaces & hot water tank. Six Parking stalls at the back of the building. Price includes 4 fridges, 4 stoves, 4 hood fans & coin operate washer & dryer. Easy access to public transportation, downtown, school, NAIT, Kings5way shopping mall, Royal Alex Hospital & all amenities.

Built in 1948

### Essential Information

MLS® #	E4436534
Price	\$579,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,034



Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	11015 96 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2K7

### Amenities

Amenities	See Remarks
Parking Spaces	6
Parking	No Garage, Rear Drive Access

### Interior

Appliances	Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	19

## Zoning

## Zone 13

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 3rd, 2025 at 5:47am MDT