# \$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

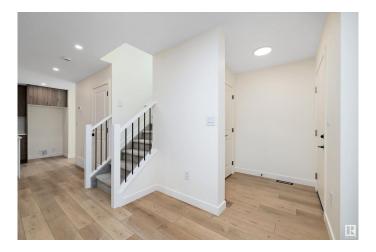
Half Baths 1

Square Footage 1,044

Acres 0.00







Year Built 2024

Type Single Family

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 Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Vinyl
Exterior Features Back Lane

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed September 7th, 2024

Days on Market 215

Zoning Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

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Listing information last updated on April 10th, 2025 at 6:32pm MDT