

Courtesy Of Thamir Sharif Of Sable Realty

## \$475,000 - 11740 91 Street, Edmonton

MLS® #E4405426

**\$475,000**

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

Alberta Avenue, Edmonton, AB

READY SPRING 2025. One half of a DUPLEX WITH BASEMENT SUITE. 2 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 \$3400 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.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4405426  |
| Price          | \$475,000 |
| 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   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11740 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 | 209                 |
| Zoning         | Zone 05             |

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Listing information last updated on April 4th, 2025 at 7:02pm MDT