# \$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.



## **Essential Information**

MLS® # E4405426 Price \$475,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3

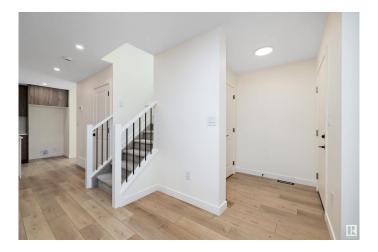
Half Baths 1

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 Suite Yes

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 229

Zoning Zone 05

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Listing information last updated on April 24th, 2025 at 1:17pm MDT