

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 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