

\$429,900 - 11161 96 Street, Edmonton

MLS® #E4432165

\$429,900

5 Bedroom, 4.00 Bathroom, 1,349 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Perfect for the Investor or first time buyer! Unique opportunity knocks in this 2 Storey featuring 4 private units ready for immediate occupancy & your choice of tenants! The main floor is brightly laid out with a spacious entrance that leads to the open living room, dining room and newer white kitchen with a bedroom and 4-piece bathroom that complete this level. Separate private entrance leads to the upper level which contains a second living room, second kitchen, and an additional 2 bedrooms with a 3-piece bath. Basement is fully self contained & complete with 2 individual bachelor units, common laundry area & xtra storage! Situated on a corner lot for added privacy, large east facing back yard with double garage and plenty of parking. Great central location just steps to restaurants, transit, market shopping & more!

Built in 1930

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432165 |
| Price | \$429,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,349 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1930 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11161 96 Street |
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 1S8 |

Amenities

| | |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, Vinyl Windows |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---------------------------|
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 21st, 2025 |
| Days on Market | 3 |
| Zoning | Zone 05 |

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