

\$450,000 - 11338 89 St Nw, Edmonton

MLS® #E4440341

\$450,000

4 Bedroom, 4.00 Bathroom, 1,163 sqft
Single Family on 0.09 Acres

Alberta Avenue, Edmonton, Alberta

READY FALL 2025. ONE SIDE DUPLEX WITH BASEMENT SUITE. 2 LEGAL UNITS TOTAL. Built by House Of Modernity, half duplex 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. TOTAL OF ENTIRE BUILDING 8 BEDROOMS 8 BATHROOMS. 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. (id:6289)

Built in 2025

Essential Information

Listing #	E4440341
Price	\$450,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,163
Acres	0.09
Year Built	2025



Type	Single Family
Sub-Type	Freehold

Community Information

Address	11338 89 St Nw
Subdivision	Alberta Avenue
City	Edmonton
Province	Alberta
Postal Code	T5B3T6

Amenities

Features	Lane
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Garage door opener
Heating	Forced air
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Sable Realty
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