

\$450,000 - 11738 91 St Nw, Edmonton

MLS® #E4453980

\$450,000

4 Bedroom, 4.00 Bathroom, 1,162 sqft
Single Family

Alberta Avenue, Edmonton, Alberta

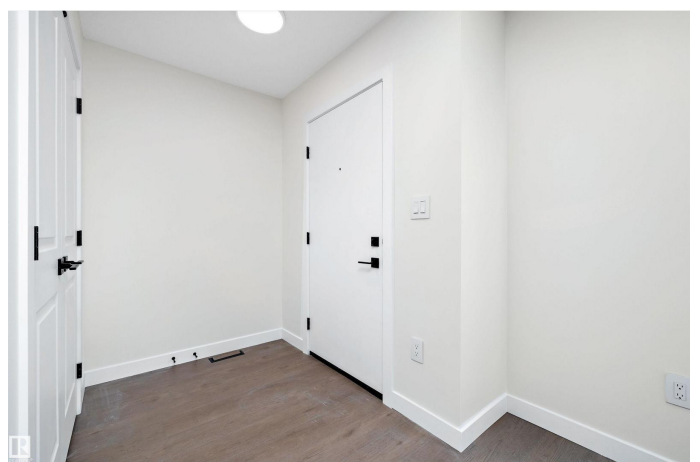
Last remaning unit. Back unit available. Built by House Of Modernity, Whole building for sale, this Front and back duplex built by one of Edmonton's elite infill builders. a total of 2 legal units. Above grade each features 3 bed & 2.5 bath. Basement is a 1 bed 1 bath Legal Suite. Single Detached Garage 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. POSESSION JULY 2025 (id:6289)

Built in 2025

Essential Information

Listing #	E4453980
Price	\$450,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,162
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information



Address	11738 91 St Nw
Subdivision	Alberta Avenue
City	Edmonton
Province	Alberta
Postal Code	T5B4B3

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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Listing information last updated on October 20th, 2025 at 12:31pm MDT