

Courtesy Of Thamir Sharif Of Sable Realty

\$450,000 - 11738 91 Street, Edmonton

MLS® #E4453980

\$450,000

4 Bedroom, 3.50 Bathroom, 1,162 sqft
Condo / Townhouse on 0.00 Acres

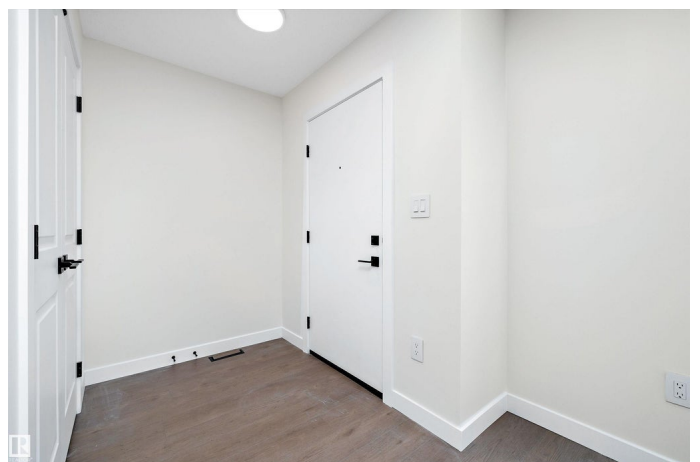
Alberta Avenue, Edmonton, AB

Last remaining 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. POSSESSION JULY 2025

Built in 2025

Essential Information

MLS® #	E4453980
Price	\$450,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,162
Acres	0.00



Year Built	2025
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11738 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4B3

Amenities

Amenities	Carbon Monoxide Detectors
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	3
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	August 21st, 2025
Days on Market	76
Zoning	Zone 05

Condo Fee \$105

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Listing information last updated on November 5th, 2025 at 3:47am MST