

\$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	6
Zoning	Zone 05

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