

## \$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 non legal suites 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	30

## Zoning

## Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 21st, 2025 at 3:32pm MDT