

## **\$479,000 - 11912 91 Street, Edmonton**

MLS® #E4451903

**\$479,000**

6 Bedroom, 3.00 Bathroom, 1,070 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this magnificent bi-level home with LEGAL secondary basement SUITE-offering an excellent opportunity for investors, first home buyers or multigenerational families. Located in the quiet Tree-lined street in a mature neighbourhood in Alberta Avenue, has 6 bedrooms in total and 1960 sqft of total living space. The main floor boasts a bright and spacious open-concept layout, including a large living room, dining area, and kitchen. You will find three generously sized bedrooms, two full bathroom and in-suite laundry. The legal basement suite features an additional 3 bedrooms, a full bathroom, comfortable living area, kitchen, in-suite laundry, and ample storage space-providing flexibility. NEW FLOORING, NEW PAINT THROUGHOUT. Location is unbeatable; close to NAIT COLLEGE, CONCORDIA UNIVERSITY, ROYAL ALEX HOSPITAL. Within walking distance to Aurora Charter High School, play park, dog park and public transportation. Minutes drive to downtown, Kingsway Mall and University of Alberta.

Built in 2011

### **Essential Information**

MLS® # E4451903

Price \$479,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,070                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11912 91 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4B6         |

### **Amenities**

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached       |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Baseboard, Forced Air-1, Natural Gas                                                                                |
| Stories           | 2                                                                                                                   |
| Has Suite         | Yes                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### **Exterior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 7th, 2025

Days on Market                25

Zoning                            Zone 05

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Listing information last updated on September 1st, 2025 at 8:47am MDT