

## **\$425,000 - 11426 91 Street, Edmonton**

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MLS® #E4452628

**\$425,000**

6 Bedroom, 3.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Amazing value in Alberta Avenue! This well-kept bi-level home with a legal basement suite offers incredible flexibility and income potential. Featuring a separate side entrance, the main floor boasts approximately 1,100 sq. ft. with 3 spacious bedrooms and 2 bathrooms. The legal basement suite includes 3 large bedrooms and 1 bathroom, making it perfect for extended family or rental income. Separate meters for water, power, and gas, 2 furnaces & 2 hot water tanks, 2 laundry sets, double detached garage. 6 bedroom, 3 bathrooms. This home is in immaculate, move-in conditionâ€”a true must-see, priced to sell!



Built in 2013

### **Essential Information**

MLS® #	E4452628
Price	\$425,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,076
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level

Status Active

Community Information

Address 11426 91 Street  
Area Edmonton  
Subdivision Alberta Avenue  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5B 4A5

Amenities

Amenities Detectors Smoke, No Smoking  
Parking Double Garage Detached

Interior

Interior Features ensuite bathroom  
Appliances Dryer-Two, Refrigerators Two, Dishwasher-Two  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Suite Yes  
Has Basement Yes  
Basement Full, Finished

Exterior

Exterior Wood, Vinyl  
Exterior Features Back Lane, Fenced, Landscaping, Transportation, Schools, Shopping  
Roof Vinyl Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

Additional Information

Date Listed August 11th, 2025  
Days on Market 3  
Zoning Zone 05



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