

## **\$425,000 - 1 11326 95a Street, Edmonton**

MLS® #E4461549

**\$425,000**

4 Bedroom, 3.50 Bathroom, 1,086 sqft  
Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

Gorgeous half duplex with legal basement suite & NO condo Fees!! Qualify for a larger mortgage with the rental income from your suite or above. An great real estate investment! A turn-key home that includes all appliances (including suite!), fencing, and landscaping! Includes detached single car garage. Modern open concept design with high-end finishing, including vinyl-plank flooring, pot lights & electric fireplace! Perfect layout for entertaining! Kitchen features quartz counter tops, modern cabinets, soft close drawers & Samsung stainless steel appliances. 3 generous bedrooms with a stylish 4pc bathroom and a 3 pc ensuite in the master suite. Upstairs laundry and NO CONDO FEES! The legal basement suite features a living area, full kitchen, laundry and 1 spacious bedroom. All with the same high end finishings as upstairs. A truly great investment property! Close to Kingsway Mall, Yellowhead Trail and the Royal Alex Hospital. This is the investment you have been waiting for!

Built in 2020

### **Essential Information**

MLS® # E4461549

Price \$425,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,086             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1 11326 95a Street |
| Area        | Edmonton           |
| Subdivision | Alberta Avenue     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5G 1P1            |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | No Smoking Home, Parking-Extra, Storage-In-Suite, Infill Property |
| Parking   | Single Garage Detached                                            |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                             |
| Fireplaces        | Insert                                                                                                                                          |
| Stories           | 3                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Norwood School  |
| Middle     | Spruce Avenue   |
| High       | Victoria School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 05           |

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Listing information last updated on November 2nd, 2025 at 1:47pm MST