

## **\$489,000 - 11912 91 Street, Edmonton**

MLS® #E4451903

**\$489,000**

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. 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. Don't miss this exceptional opportunity!

Built in 2011

### **Essential Information**

MLS® # E4451903

Price \$489,000



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                4

Zoning                              Zone 05

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