# \$849,999 - 11320 91 Street, Edmonton

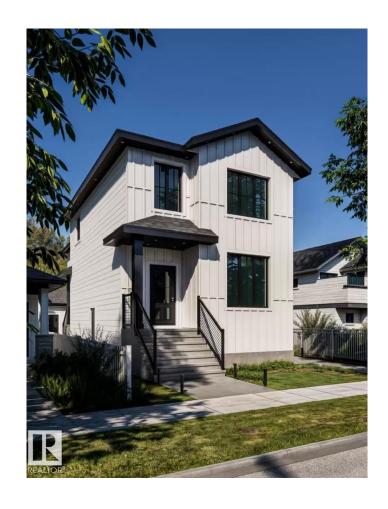
MLS® #E4463284

### \$849,999

6 Bedroom, 5.00 Bathroom, 2,607 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Attention first time home buyers with 5% GST rebate program and investors Front and Back Duplex with Separate Entrance to the basement (options for 1 bedroom legal Suites )!! welcome to Brand new 2025-26 built Full **DUPLEX (WITH OPTIONAL BASEMENT** SUITE located in Alberta Avenue this duplex built by one of Edmonton's elite infill builders. Above grade each features 3 bed & 2.5 bath. Basement can be a 1 bed 1 bath Legal Suite. Walking distance to all the amenities, public transit, parks, swimming. Minutes to downtown including schools, Stadium, Roger place, Royal Alexandra Hospital and Downtown. Pictures are not of the finished house but are 3D renderings. NOTE: Front Unit CAN BE SOLD SEPARATELY AND BACK CAN BE SOLD SEPARATELY . OPTIONS TO ADD 1 BEDROOM LEGAL BASEMENT SUITE TO BOTH UNIT AT AN ADDITIONAL COST. 2 SINGLE CAR DETACHED GARAGES.



Built in 2025

#### **Essential Information**

MLS® # E4463284 Price \$849,999

Bedrooms 6
Bathrooms 5.00
Full Baths 4

Half Baths 2

Square Footage 2,607

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Duplex Front and Back

Style 2 Storey

Status Active

# **Community Information**

Address 11320 91 Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T6B 4A3

# **Amenities**

Amenities On Street Parking, No Smoki

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement See Remarks

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Commercial, Flat Site, Fr

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**





Date Listed October 23rd, 2025

Days on Market

6

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 October 29th, 2025 at 2:32pm MDT