

## \$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 Smoking |
| 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, Front Yard, Fenced, Fireplaces, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information



|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 05            |

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Listing information last updated on October 25th, 2025 at 10:03am MDT