

## **\$430,000 - 11408 91 Street, Edmonton**

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MLS® #E4434530

### **\$430,000**

5 Bedroom, 3.00 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Located on a quiet street close to stadium, LRT and Downtown. Legal basement suite. Main floor features an open floor plan with vaulted ceilings, hardwood floors, gas fireplace, 3 bedrooms and 2 full bathrooms. Basement features large windows, 2 bedrooms, full bath and large living area. Separate laundry and furnaces for each suite. Double detached garage. Good value! For more details please visit the REALTOR®'s Website.



Built in 2012

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434530               |
| Price          | \$430,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,036                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11408 91 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4A5         |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Vaulted Ceiling, See Remarks |
| Parking Spaces | 4                            |
| Parking        | Double Garage Detached       |

### **Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Mantel                                                                                                    |
| Stories           | 2                                                                                                         |
| Has Suite         | Yes                                                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### **Exterior**

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

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Norwood/St. Alphonsus    |
| Middle     | Spruce Ave/St. Catherine |
| High       | Victoria/St. Joseph      |

### **Additional Information**

|             |               |
|-------------|---------------|
| Date Listed | May 5th, 2025 |
|-------------|---------------|

Days on Market 35

Zoning Zone 05

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Listing information last updated on June 9th, 2025 at 5:47pm MDT