

## \$489,000 - 12026 91 Street, Edmonton

MLS® #E4450174

**\$489,000**

5 Bedroom, 4.00 Bathroom, 1,095 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this beautifully designed 1,095 sq ft bi-level home featuring a fully legal basement suite—perfect for investors, multi-generational families, or those seeking rental income potential. Both the main floor and basement have separate laundry and utilities for optimal privacy and convenience. The main level offers a bright and spacious layout with 3 bedrooms and 2 full bathrooms, including a private 3-piece ensuite in the primary bedroom. The basement suite boasts 2 generous bedrooms, 2 full bathrooms (including another ensuite), and a similarly stylish, modern open-concept design filled with natural light thanks to large windows. Enjoy the added bonus of a powered shed/workshop in the backyard—ideal for hobbyists, storage, or extra workspace. With thoughtful finishes, separate entrances, and exceptional functionality throughout, this home is a standout opportunity.

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450174  |
| Price      | \$489,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,095                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12026 91 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4B8         |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Detectors Smoke, No Smoking Home |
| Parking   | Stall                                                      |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                               |
| Stories           | 2                                                                                       |
| Has Suite         | Yes                                                                                     |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Finished                                                                          |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                  |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Stucco                                                                                  |
| Foundation        | Concrete Perimeter                                                                            |

### Additional Information

Date Listed July 29th, 2025

Days on Market 4

Zoning Zone 05

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Listing information last updated on August 2nd, 2025 at 12:02pm MDT