

\$425,000 - 2 11326 95a Street, Edmonton

MLS® #E4461551

\$425,000

3 Bedroom, 3.50 Bathroom, 1,086 sqft
Single Family on 0.00 Acres

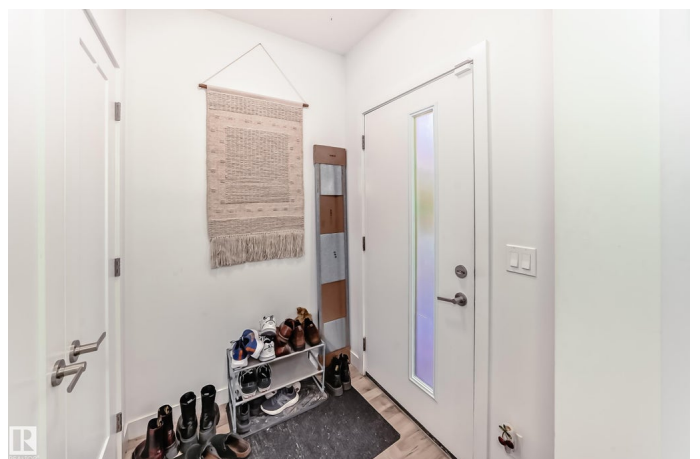
Alberta Avenue, Edmonton, AB

Gorgeous half duplex with legal basement suite & NO condo fees!! Qualify for a larger mortgage with the rental income! One of a kind real estate investment! A turn-key home that includes all appliances (even for suite!), fencing, and landscaping! Includes detached single car garage. Modern open concept design with high-end finishing, including vinyl-plank flooring, pot lights & electric fireplace! Perfect design for entertaining! Kitchen features quartz counter tops, modern cabinets, soft close drawers & Samsung stainless steel appliances. 2 dueling master bedrooms with two stylish full bathrooms and walk-in closets. Upstairs laundry and NO CONDO FEES! The legal basement suite features a living area, full kitchen, laundry and one spacious bedroom. All with the same high end finishings as upstairs. A truly great investment property! Close to Kingsway Mall, Yellowhead Trail and the Royal Alex Hospital.

Built in 2020

Essential Information

MLS® #	E4461551
Price	\$425,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,086
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2 11326 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1P1

Amenities

Amenities	No Smoking Home, Parking-Extra, Storage-In-Suite
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Norwood School
Middle	Spruce Avenue School
High	Victoria School

Additional Information

Date Listed	October 8th, 2025
Days on Market	18
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 26th, 2025 at 5:47pm MDT