

## \$435,000 - 1 11326 95a Street, Edmonton

MLS® #E4461549

**\$435,000**

4 Bedroom, 3.50 Bathroom, 1,086 sqft  
Condo / Townhouse 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 from your suite or above. An great real estate investment! A turn-key home that includes all appliances (including 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 layout for entertaining! Kitchen features quartz counter tops, modern cabinets, soft close drawers & Samsung stainless steel appliances. 3 generous bedrooms with a stylish 4pc bathroom and a 3 pc ensuite in the master suite. Upstairs laundry and NO CONDO FEES! The legal basement suite features a living area, full kitchen, laundry and 1 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. This is the investment you have been waiting for!

Built in 2020

### Essential Information

MLS® #	E4461549
Price	\$435,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,086
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1 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, Infill Property
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
High	Victoria School

### Additional Information

Date Listed	October 8th, 2025
Days on Market	2
Zoning	Zone 05

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Listing information last updated on October 10th, 2025 at 11:47am MDT