

## \$435,000 - 2 11326 95a Street, Edmonton

MLS® #E4461551

**\$435,000**

3 Bedroom, 3.50 Bathroom, 1,086 sqft

Condo / Townhouse on 0.00 Acres

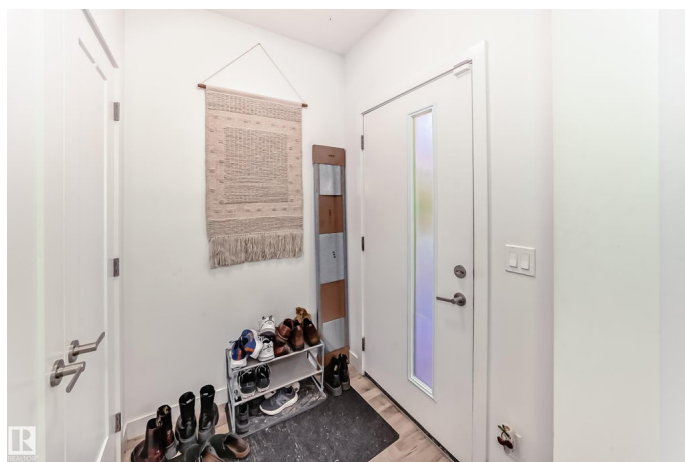
Alberta Avenue, Edmonton, AB

Gorgeous half duplex with legal basement suite & NO condo fees!! Qualify for a larger mortgage with the rental income! 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	\$435,000
Bedrooms	3
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	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	2
Zoning	Zone 05

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Listing information last updated on October 10th, 2025 at 1:47pm MDT