

## \$400,000 - 11840 96 Street, Edmonton

MLS® #E4444234

**\$400,000**

5 Bedroom, 2.00 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Discover this versatile bi-level home with a **LEGAL BASEMENT SUITE**. The main floor offers a bright living room, a functional kitchen with ample cabinetry, a dining area perfect for gatherings, a 4-piece bathroom, a primary bedroom, and two additional bedrooms. The fully finished legal basement with **SEPARATE ENTRANCE** features a spacious recreational room, two bedrooms, a second kitchen, a laundry area, utility room, and another 4-piece bathroom—ideal for extended family or an opportunity for **RENTAL INCOME**. House has substantial upgrades that include R-24 insulated concrete form (ICF) basement walls, R-24 insulation, R-40 attic insulation, and energy-efficient LED lighting throughout, resulting in significant savings on monthly utility bills and separate services for both upstairs and downstairs. Conveniently located close to schools, parks, public transit, and shopping. A great opportunity for homeowners or investors alike! \*Some photos are virtually staged\*

Built in 2017

### Essential Information

MLS® #	E4444234
Price	\$400,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	11840 96 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1V3

### **Amenities**

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Public Transportation, Schools, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 25th, 2025

Days on Market 6

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 July 1st, 2025 at 5:32am MDT