

## \$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 10

Zoning Zone 05

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Listing information last updated on July 5th, 2025 at 6:02am MDT